



EAST PRESTON NEIGHBOURHOOD PLAN MODIFICATION PROPOSAL & PRE-SUBMISSION PLAN 2024 – 2031



***Prepared for pre-submission consultation in accordance with Regulation 14 of the
Neighbourhood Planning (General) Regulations 2012 (as amended)***

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Guide to Reading this Document

Set out in the table below is a summary of the proposed material modifications to the made East Preston Neighbourhood Plan.

Made Neighbourhood Plan Policy	Proposed Modified Plan Policy
Policy 1 Housing – General Principles	Policy 1 Housing – General Principles
Policy 2 Design in Character Area One	Policy 2 Design in Character Area One
Policy 3 Design in Character Area Two	Policy 3 Design in Character Area Two
Policy 4 Design in Character Area Three	Policy 4 Design in Character Area Three
Policy 5 Design in Character Area Four	Policy 5 Design in Character Area Four
Policy 6 Open Spaces	Policy 6 Open Spaces
Policy 7 Allotments	Policy 7 Allotments
Policy 8 Sustainable Drainage	Policy 8 Sustainable Drainage
Policy 9 Access to the Beach	Policy 9 Sustainable Traffic and Transport
Policy 10 Local Shops & Employment	Policy 10 Local Shops & Employment
Policy 11 Community Facilities	Policy 11 Community Facilities
	Policy 12 Heritage Assets
	Policy 13 Telecommunications and Digital Infrastructure
	Policy 14 Retention and Enhancement of Biodiversity

The purpose of this consultation is to seek feedback on the proposed material modifications to agree a Modified East Preston Neighbourhood Plan.

The proposed Modified East Preston Neighbourhood Plan also contains other, non-material modifications to bring the new document fully up to date.

These proposed material and non-material modifications are expressed in text coloured **RED**.

EAST PRESTON NEIGHBOURHOOD PLAN

Draft Modification Proposal Statement

Prepared in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended) in respect of the Modification Proposal to the made East Preston Neighbourhood Plan.

Contents:

1. Introduction
2. Background
3. The Proposed Modifications
4. Strategic Environmental Assessment
5. Conclusion

1. Introduction

- 1.1 As a 'Qualifying Body', East Preston Parish Council ("the Parish Council") proposes to modify the made East Preston Neighbourhood Plan ("the Made Plan") of March 2015. This Statement is published as part of the 'Pre-Submission' consultation on the proposed Neighbourhood Plan Review ("the Modified Plan"). In due course, the Modified Plan and this statement will be finalised and submitted for examination alongside a Basic Conditions Statement and a Consultation Statement, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 1.2 The Parish Council consider that the proposals do not represent material and significant modifications to the Made Plan and therefore do not change the nature of the Made Plan. The Local Planning Authority, Arun District Council ("the District Council") has informally agreed with this position which will be formally clarified following the Regulation 14 consultation. Regulation 14v of the amended 2012 Regulations requires:
- "in relation to a modification proposal, a statement setting out whether or not the qualifying body considers that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion".
- 1.3 This Statement serves this purpose and notes the following additional requirements in the Planning Practice Guidance (PPG):
- the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons
 - the local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner
 - the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan
- 1.4 In accordance with the requirements of the PPG as stated above, this document is therefore setting out the background reason to this modification, sets out what the modification is and will set out the reasons as to why the Councils believe that this modification of the plan is not significant and substantial and therefore does not change the nature of the plan.

2. Background

- 2.1 On 11 March 2015 the District Council resolved to ‘make the neighbourhood plan’. The Made Plan has a plan period to 2031 and covers the administrative area for the Parish Council.
- 2.2 In 2023, the Town Council decided to undertake a review of the Made Plan to include more updated evidence base and reflect the Arun District Local Plan 2018 which was adopted since the Made Plan.
- 2.3 The Parish Council has continued to be active in monitoring the implementation of the policies by the District Council in its determinations of planning applications. For the most part it considers that the policies have been correctly and successfully applied in approving and refusing applications that confirm or conflict with the policies respectively. However, it considers that some policies warrant modification to aid their more effective implementation and there are some additional policies that it wishes to include.

3. The Proposed Modifications

- 3.1 The purpose of the Statement is to explain the reasons why the Parish Council considers the proposed modifications to the Made Plan do not ‘change the nature’ of the Plan. It should be read alongside the separate Modified Plan document.
- 3.2 The following table provides a summary of the modifications - comprising the modified and new policies but not those that remain unaltered in any material way - and explains why the Parish Council considers they do not change the nature of the plan.
- 3.3 The analysis set out in Table A indicates that none of modified policies or new policy have the potential to change the nature of the Made Plan in terms of key spatial or design principles. The modifications are in conformity with the spirit and stated intentions of the original principles of the plan and overall, the modifications are not considered to change the nature of the plan.
- 3.4 As a result, the Parish Council consider that the modifications are not material or significant and therefore do not change the nature of the plan.

Policy No.	Policy Title	Summary of Modifications	The Change of Nature of the Plan Test	Y/N
1	Housing – General Principles	<p>The policy remains unchanged, except for the addition of Clause v which relates to sustainable design and construction. The policy has been reassessed to ensure continued conformity with the Adopted Arun Local Plan 2018, which has replaced the Arun Local Plan 2003 against which the Made Plan was assessed.</p> <p>There has been supporting text added which relates to a variety of design matters, but this is not included within the policy wording itself.</p> <p>The supporting text has also been updated to reference conformity with the Adopted Arun Local Plan 2018 policies and updated NPPF paragraph numbering.</p>	The addition of the new clause on sustainable design and construction does not alter the intention or meaning of the existing policy.	N
2	Design in Character Area One	<p>The policy remains unchanged, with the exception of the addition of Clause iii which supports proposals that ensure soft landscaping is considered on individual sites.</p> <p>There has been supporting text added which relates to flooding, but this is not included within the policy wording itself.</p> <p>The supporting text has also been updated to reference conformity with the Adopted Arun Local Plan 2018 policies and updated NPPF paragraph numbering.</p>	The addition of the new clause on consideration of soft landscaping does not alter the intention or meaning of the existing policy.	N

3	Design in Character Area Two	<p>This policy remains unchanged.</p> <p>The supporting text has been updated to reference conformity with the Adopted Arun Local Plan 2018 policies and updated NPPF paragraph numbering.</p>	This policy remains unchanged.	N
4	Design in Character Area Three	<p>This policy remains unchanged.</p> <p>The supporting text has been updated to reference conformity with the Adopted Arun Local Plan 2018 policies and updated NPPF paragraph numbering.</p>	This policy remains unchanged.	N
5	Design in Character Area Four	<p>This policy remains unchanged.</p> <p>The supporting text has been updated to reference conformity with the Adopted Arun Local Plan 2018 policies and updated NPPF paragraph numbering.</p>	This policy remains unchanged.	N
6	Open Spaces	<p>This policy retains the original Local Green Space designations that were brought forward by the Made Plan in addition to the list of open spaces on which development proposals will be resisted, unless the development is ancillary to its use as an open space.</p> <p>The supporting text has been updated to reference conformity with the Adopted Arun Local Plan 2018 policies and updated NPPF paragraph numbering.</p> <p>There is also some new supporting text relating to trees and hedges, but this is not included within the policy text itself.</p>	As this policy is not seeking to designate any further Local Green Spaces to those brought forward by the Made Plan, it is not considered to change the nature of the Modified Plan.	N
7	Allotments	This policy remains unchanged.	This policy remains unchanged.	N

		The supporting text has been updated to reference conformity with the Adopted Arun Local Plan 2018 policies and updated NPPF paragraph numbering.		
8	Sustainable Drainage	<p>The policy wording itself remains unchanged.</p> <p>The supporting text has been updated to reference conformity with the Adopted Arun Local Plan 2018 policies and updated NPPF paragraph numbering.</p>	This policy remains unchanged.	N
9	Sustainable Traffic and Transport	<p>This policy merges Policy 3, Proposal 3 and Proposal 4 of the Made Plan into one policy. The policy does not seek to set out new requirements which go beyond that included in Policy 3, Proposal 3 and Proposal 4 of the Made Plan. Rather, it is simply moving and rewording the previous text into one new policy of the Modified Plan.</p> <p>The supporting text has been updated to reference conformity with the Adopted Arun Local Plan 2018 policies and updated NPPF paragraph numbering.</p>	Although technically a new policy, as it includes provisions set out in the Made Plan, it is considered this policy does not change the nature of the Modified Plan.	N
10	Local Shops & Employment	<p>The policy has been reworded but not in a manner that changes its intent.</p> <p>The supporting text has been updated to reference conformity with the Adopted Arun Local Plan 2018 policies and updated NPPF paragraph numbering.</p>	This intent of this policy remains unchanged.	N
11	Community Facilities	The policy has been reworded but not in a manner that changes its intent.	<p>This intent of this policy remains unchanged.</p> <p>More information has been added in Appendix D</p>	N

		<p>Proposal 1 from the Made Plan has been moved into the supporting text of this policy.</p> <p>The supporting text has also been updated to reference conformity with the Adopted Arun Local Plan 2018 policies and updated NPPF paragraph numbering.</p>		
12	Heritage Assets	<p>This is a new policy which is based on Proposal 2 of the Made Plan. In addition to non-designated heritage assets, the policy also refers to the Areas of Character identified by the District Council.</p> <p>The policy is seeking to designate four additional non-designated heritage assets: Further details of these assets can be found in Appendix B (East Preston Design Guide).</p> <p>The supporting text has also been updated to reference conformity with the Adopted Arun Local Plan 2018 policies and updated NPPF paragraph numbering.</p>	<p>The principle of this policy was established by the Made Plan. It is therefore considered that seeking to designate four additional heritage assets will seek to change the nature of the Modified Plan.</p>	N
13	Telecommunications and Digital Infrastructure	<p>This is a new policy which shows support for the installation of electronic communications equipment, provided such development satisfied several criteria, including landscape considerations.</p>	<p>Whilst this is a new policy, it is not considered that it will change the nature of the Modified Plan. The policy is not seeking to deliver or influence developments in a manner that will have a significant impact on the Parish. Rather, it is simply setting out a small number of considerations that should be taken into account with regards to telecommunications development.</p>	N

14	Retention and Enhancement of Biodiversity	This is a new policy which defines a biodiversity 'net gain' for the parish.	This policy is required to be resilient to climate change and to retain and sympathetically incorporate locally valued and important habitats and to minimise disturbance to wildlife habitats.	N
Village Design Guide		The Village Design Guide is attached to the Modified Plan as Appendix B and contains general design guidance for the whole parish, as well as specific guidance for the four Character Areas. The document also contains information on non-designated heritage assets, including the four new candidates which the Modified Plan is seeking to designate.	The Made Plan already identified the four Character Areas and set design guidance. The Village Design guide goes into further details which will help development proposals respond to design features of the Character Areas more effectively. The addition of the Village Design Guide is therefore not considered to change the nature of the Modified Plan.	N

Table A: Summary of the 'Change of Nature of the Plan' Test

4. Strategic Environmental Assessment

- 4.1 The District Council considered that, in relation to the modifications, a Strategic Environmental Assessment (SEA) will not be required under the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended). The SEA Screening Statement therefore accompanies the Modified Plan and this statement.

5. Conclusion

- 5.1 In summary the Modified Plan proposes the modification of several policies in the Made Plan and the addition of two new policies and a Village Design Guide. The plan period now runs to 2031 to match that of the Adopted Arun Local Plan 2018. The proposed modifications will ensure the Modified Plan retains the primacy of an up to date, plan-led development management framework for decision making in the neighbourhood area. The Parish Council considers the modifications are not material and do not change the nature of the Made Plan.

East Preston Neighbourhood Plan 2024 – 2031 Pre-Submission Plan

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Foreword

Chairman of East Preston Parish Council

In 2015, following the introduction of the Localism Act which allowed local councils to publish their own Neighbourhood Plan, the East Preston Neighbourhood Plan passed through a referendum favourably and became a statutory piece of planning guidance.

Seven years later, the parish council decided it was time to review the Neighbourhood Plan and set the necessary wheels in motion. Just as it did in 2015, this East Preston Neighbourhood Plan reflects community wide comments, observations and concerns about its future, bringing them together with census information, strategic and statistical evidence into one document that voices the community's overwhelming desire to make East Preston an even better place to live and work, both now and for future generations.

In conjunction with the Arun District Council's Local Plan, this plan is the starting point for deciding where development should take place and the type and quality of that development.

This reviewed plan has been produced by a Neighbourhood Planning Steering Group, including parish council members and community volunteers. The Steering Group was supported by the planning consultancy ONH and Arun District Council Officers.

I would like to thank everyone for their assistance in reviewing this plan.

Councillor Steve Toney
Chairman of East Preston Parish Council

Glossary

- **ADC** **Arun District Council**
- **ADG** **Arun Design Guide**
- **ALP** **Arun Local Plan**
- **ALPP** **Arun Local Plan Policy**
- **ANPRS** **Automatic Number Plate Recognition System**
- **CIL** **Community Infrastructure Charge**
- **EPNP** **East Preston Neighbourhood Plan**
- **EPPC** **East Preston Parish Council**
- **EPVDG** **East Preston Village Design Guide**
- **MUGA** **Multi Use Games Area**
- **NDP** **National Development Plan**
- **NPPF** **National Planning Policy Framework**
- **ONS** **Office of National Statistics**
- **PDR** **Permitted Development Rights**
- **VDG** **Village Design Guide**
- **VDS** **Village Design Statement**
- **WSCC** **West Sussex County Council**

List of Policies & Proposals

Land Use Policies

1	Housing – General Principles
2	Design in Character Area One
3	Design in Character Area Two
4	Design in Character Area Three
5	Design in Character Area Four
6	Open Spaces
7	Allotments
8	Sustainable Drainage
9	Sustainable Traffic and Transport
10	Local Shops & Employment
11	Community Facilities
12	Heritage Assets
13	Digital Infrastructure
14	Retention and Enhancement of Biodiversity

Non-Statutory Proposals

1	Infrastructure Projects
2	Sustainable Traffic and Transport
3	REACH Project

1. Introduction

Purpose

- 1.1 East Preston Parish Council (EPPC) fully supports the review of the East Preston Neighbourhood Plan (EPNP) and considers that the alterations and new policies contained in this modification proposal are not significant or substantial enough as to change the nature of the EPNP and therefore the Plan would require examination but not a referendum.

This review will look at all the current policies to identify:

- Those that are no longer relevant;
- Those that need to be amended, and
- To consider areas where new policies might be made.

It will also be updated to reflect changes in law and government policy which have been introduced as far as is practicable.

- 1.2 Plan A shows the parish boundary in relation to the adjoining parishes in Arun District – Rustington, Angmering and Kingston.

- 1.3 This review will form part of the development plan for Arun if it is made. Although there is considerable scope for the local community to decide on its planning policies, the EPNP must meet some 'basic conditions'. In essence, the considerations are:

- Is the plan consistent with the national planning policy and the requirements of retained European and Environmental Law?
- Is the plan consistent with local strategic planning policy?
- Does the plan support the principles of sustainable development?

- 1.4 The purpose of the reviewed EPNP is to support the parish council through participation and engagement and to provide a mandate for articulating the views that are important to the residents of East Preston, giving those residents a voice in shaping the future of the community.

Neighbourhood Development Plans

- 1.5 The National Planning Policy Framework (NPPF) December 2023, states that the development plans must include policies that address each local planning authority's priorities for the development and use of land in its area. The plans should:
- be prepared with the objective of contributing to the achievement of sustainable development;
 - be prepared positively in a way that is aspirational but deliverable;
 - be shaped by early, proportionate and effective engagement between plan makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
 - contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
 - be accessible using digital tools to assist public involvement and policy presentation, and
 - serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in NPPF where relevant)

The Review Process

- 1.6 This review, when completed, will form part of the development plan.
- 1.7 The process up to submission comprises three main stages:
- Planning Preparation;
 - State of the Parish Report – the report from the 2021 Census, summarizing all the evidence on which the review is based;
 - Regulation 14 consultation on the pre-submission version of the reviewed EPNP

Consultation

- 1.8 The EPNP Steering Group has kept the parish council updated, via reports to Full Council Meetings and kept residents informed of the progress of this review via Newsletters.

Further evidence can be found in Appendix A

2. State of the Parish

A Brief Description of East Preston Parish today

The Parish of East Preston is situated in Arun District, West Sussex. It is located between Worthing and Littlehampton, with the South Downs to the north and the English Channel to the south.

- 2.1 East Preston was important enough to be mentioned in the Domesday Book of 1086, but only the twelfth century parish church remains from the medieval period. The oldest surviving houses date from the 16th century and were originally built using timber frames with wattle and daub infilling and thatched roofs and were later encased in flint or brick outer walls.
- 2.2 The village and its surrounding parish were initially settled in order to utilise the fertile farmland of the coastal plain, which had the added benefit of the adjacent sea for transport and fishing. This reliance on primary industries continued until the 19th century, when the coming of railways and industrialisation, brought horticulture, glasshouses and brickworks to the parish.
- 2.3 Throughout the 20th and early 21st century, the parish population increased significantly, largely due to the increasing development of land for housing. The first part of the 20th century saw the piecemeal growth of the private residential estates of Angmering-on-Sea and The Willowhayne. There has also been gradual infill across the village subsuming all remaining available land within the parish boundaries. This has seen the population rise to over 6,000 at the time of the Census of 2021. The increase in housing has led to the parish becoming progressively urbanised and therefore, the disappearance of its traditional agricultural land industries.
- 2.4 The parish is well served by transport links, being near the main coastal road (A259) as well as the arterial A27 road, which runs east – west through the county and beyond. Angmering Railway Station provides direct rail services towards Brighton, Southampton, Portsmouth and London, with links to the rest of the UK. There are regular bus services which serve the village, linking Portsmouth and Brighton.
- 2.5 The village comprises two shopping parades containing a variety of shops, including food shops, pharmacy, estate agents, funeral services, dentists, beauty salons, pet shop, dog groomers, veterinary surgery, take-away outlets, hair salons, charity shop, public houses, restaurants and cafés, including a café on the beach. There are also several flourishing local businesses, some office based but the vast majority are home based. There is a small industrial estate at the north end of the village and there is a fire station in North Lane crewed by retained fire fighters. There are five care homes in the parish and sheltered accommodation for older residents. We do not currently have a doctor's surgery.

The village has two churches and two community halls that are in regular use by the many societies and groups in the village. The parish council has an office in the south of the village and there are numerous sports clubs, some of which have their own facilities. The village also has a British Legion, with its own building, a public library, playgroups, infant and junior schools, and guide and scout troops with their own buildings.

These activities have helped to retain the sense of a village community despite the rapid increase in its population and the absence of clear boundaries to the north and west.

Selected Parish Statistics

2.6 The 2021 census was completed on 21st March 2021 and the consequent data was accumulated and made available by the Office of National Statistics (ONS).

Demographics

2.7 The usual (permanent) resident population of the parish is 6000 (actual 6012) people, (2766 – 46.1% male), (3234 – 53.9% female). Of these:

- 576 people aged 0 to 14 (9.6%) of parish population compared to 14.4% across the district);
- 2886 people aged 15 to 64 (48.1%) of parish population compared to 57% across the district;
- 2550 people aged 65 and over (42.5%) of parish population compared to 28.4% across the district.

Note: The usual (permanent) resident population of the parish shown in the 2011 Census was 5,938 people (2,754 male, 3,184 female).

Economic Status of Residents

2.8 Of the usual residents in the parish, 5436 were aged 16 years and over. Of these 2228 (41%) were economically active and in full time employment compared to 57.4% across the district. However, 114 (2.1%) were classified as 'economically active, but unemployed' and included full time students, the self-employed (without employees), unemployed and waiting to start work, compared to (3.5%) across the district.

3093 (56.9%) were unemployed, including those retired, looking after home or family, long term sick or disabled, compared to 39.1% across the district.

Of the usual 5436 residents in the parish, aged 16 and over, those economically inactive included those not in employment and having worked in the past 12 months numbered 418 (7.7.%) compared to (10.4%) across the district. Those not in employment and not having worked in the past 12 months numbered 4272 (78.6%) compared to (72.6%) across the district.

Those never having worked equalled 744 (13.7%) compared to (17%) across the district.

Occupations

2.9 Of the 2228 residents in the parish in employment and aged 16 and over:

- 372 were Managers, Directors and Senior Officials (16.7%) compared to (13.3%) across the district;
- 345 were in Professional Occupations (15.5%) compared to (14.4%) across the district;
- 314 were Associate Professional and Technical Occupations (14.1%) compared to (11.7%) across the district;
- 233 were Administrative and Secretarial Occupations (10.5%) compared to (9.3%) across the district;
- 231 were Skilled Trades Occupations (10.4%) compared to (12.6%) across the district;
- 251 were Caring, Leisure and Other Service Occupations (11.3%) compared to (11.7%) across the district;

- 155 were Sales and Customer Service Occupations (7.0%) compared to (8.0%) across the district;
- 91 were Process, Plant and Machine Operatives (4.1%) compared to (7.5%) across the district;
- 182 were Elementary Occupations (8.2%) compared to (11.4%) across the district.

Qualifications and Skills

2.10 Of the 5436 usual residents in the parish aged 16 and over:

- 1081 possessed no qualifications (19.9%) compared to 19.7%) across the district;
- 1527 possessed Level 4 and above qualifications (degrees BA, BSc, MA, PhD & similar (28.1%)) compared to 26.4%) across the district.

Dwellings

2.11 According to the ONS data from 2021 census there are 2,900 dwellings located in the parish. This figure is 'rounded' to the nearest 100. However, the 2011 census recorded that there are 2,970 dwellings of all types located within the parish.

A dwelling means a single self-contained household space or two or more household spaces at the same address that are not self-contained but combine to form a self-contained dwelling. The ONS data is divided into eight categories, but only three are accessible:

- Whole house or bungalow. This includes detached, semi-detached, and terraced. There are 2,395 such properties in the parish (82.6%) compared to (77.6%) across the district;
- Flat, maisonette or apartment. This includes purpose-built blocks, part converted shared house, part of another converted building, in a commercial building, e.g., over a shop, a hotel or in an office building. There are 502 such properties in the parish (17.3%) compared to (21%) in the district;
- Caravan or other mobile or temporary structure. There are 3 such properties recorded in the parish (0.1%) compared to (1.3%) across the district.

Housing

2.12 There are 2,898 households located within the parish (a household means one person living alone, or a group of people living at the same address who share a kitchen and a living room):

- 1,693 were owned outright (58.4%) compared to (44.3%) across the district;
- 702 were owned with a mortgage or loan or shared ownership (24.2%) compared to 28.1%) across the district;
- 238 were rented through the council or local authority (social rented) (8.2%) compared to (9.3%) across the district;
- 263 were rented privately or lived in rent free (9.1%) compared to (18.3%) across the district.

Transport

2.13

- 469 households had no car or van (16.2%) compared to (16.9%) across the district;
- 1252 households had one car or van (43%) compared to (42.7%) across the district;
- 1128 households had two cars or vans (38.9%) compared to (29.3%) across the district;
- 339 households had three or more cars or vans (11.7%) compared to (11.1%) across the district.

Vehicles included:

- Pick-ups, camper vans and motorhomes;
- Vehicles that are temporarily not working;
- Vehicles that have failed their MOT;
- Vehicles owned or used by a lodger;
- Company cars or vans if they are available for private use.

Health

2.14 Of the 6012 residents in the parish, 5938 classify themselves as having the following health status:

- 2351 were in very good health (39.1%) compared to (43.2%) across the district;
- 2248 were in good health (37.4%) compared to (36.6%) across the district;
- 1040 were in fair health (17.3) compared to (14.8%) across the district;
- 307 were in bad health (5.1%) compared to 4.3% across the district;
- 72 were in very bad health (1.2%) compared to (1.1%) across the district.

Biodiversity

2.15 There is a deciduous woodland priority habitat in the northwest corner of the parish in part of Langmead recreation ground and also coastal vegetated shingle priority habitat in the central portion of the beach.

Heritage

2.16 The parish contains many listed buildings and structures:

Grade I Listed:

- The Parish Church of St Mary, Station Road

Grade II Listed:

- Bay Tree Cottage, 26 Sea Road
- Preston Hall, The Street,
- Forge Cottage, The Street
- Old Box Trees, 8 Sea Road
- Jasmin Cottage and Apple Tree Cottage, The Street
- Midholme, The Street
- Beehive Cottages 54 and 56 Sea Road
- Preston Cottage, 1 The Street
- Manor Road Garage, (including 4 Forecourt Petrol Pumps), Manor Road
- Vista Point, including garages and attached walls, 21 Tamarisk Way
- Wistaria Cottage, The Street

2.17 The parish also contains several buildings of character and part of the Rustington Conservation Area was designated in March 1986 and extended in July 1994. The

parish also contains Areas of Character at Elm Avenue, Golden Avenue (part), Kingston Lane (part), North Lane (part) and at Seafield Road, Sea Road (part), Palm Court Cottages and South Strand (part).

Some developments since the Village Design Statement was accepted as a Supplementary Planning Document in 2008 are not consistent with the character of these areas. However, some, such as Tudor Lodge and the two new developments in The Street show it is possible to integrate new buildings which respect the spirit of an Area of Character and the historic part of the village.

See Appendix B

Community Views

- 2.18 The EPPC continues to arrange drop-in sessions for the community to learn more about what is going on in the village. The parish has a constant news update by means of a quarterly paper parish newsletter and the East Preston parish website.
- 2.19 The parish shows a series of actual or perceived strengths and weaknesses relative to other places.

Strengths

- A vibrant and committed community;
- A very attractive environment;
- Well used local shops;
- Well used coastal area, including access to the King Charles III England Coast Path;
- A variety of recreational areas and open spaces.

Weaknesses

- Increased strain on local infrastructure due to rapid development in neighbouring areas;
- Station Road and Roundstone level crossings severely impede traffic flows;
- Insufficient residential parking in some areas;
- Limited social support for the young and elderly;
- No NHS medical facilities in the village.

2.20 Future Opportunities for the Review

- To shape and control future planning decisions by refining district-wide policies especially regarding building design and transport policies to suit the parish's circumstances;
- To continue to promote and safeguard green spaces;
- To encourage employment opportunities through supporting appropriate retail and other commercial businesses provision in the parish;
- To support further improvements to the surrounding road network and to promote safer cycling throughout the community.

2.21 Challenges for the Review

- To work closely with all sections of the community to integrate and assist each other by the provision of services and facilities;
- Development of surrounding neighbourhoods which affect the availability of local facilities;

- Development within the eastern 'strategic gap' which could impact East Preston access through greater traffic congestion on the A259 and Old Worthing Road and impact the current green and open environment on our eastern parish boundary;
- Developments that may impact on drainage, both surface water and foul;
- Offshore developments, such as: Expansion of wind farms which could impact sea views and seashore access;
- Planning for increasing numbers of older people within the parish over the next 20 years and the need to plan for providing extra care housing and improved healthcare community facilities.
- Reducing the need to travel by car by utilizing an efficient public transport system and encouraging walking and cycling (referring to King Charles III England Coast Path and improved beach access);
- Preserving and enhancing the environment;
- Contributing to mitigating and adapting to the effects of climate change.

2.22 Policy Planning Context

The parish is part of the Arun District and West Sussex County. Each of these administrations have policies and proposals that have a significant influence over the strategy and detailed content of this review.

2.23 The NPPF contains important guidelines to assist in the preparation of local plans and neighbourhood development plans (as referred to in 1.6).

The Government issued a revised NPPF in December 2024 aiming to address delivery challenges, strengthen environmental protections and adapt planning policies to emerging priorities.

2.24 The ALP is currently in its early stages of a review. The following policies of the adopted ALP are especially relevant to this review:

- SD SP2 Built-up Area Boundary
- C SP1 Countryside
- GI SP1 Green Infrastructure and Development
- D DM1 Aspects of form and design quality
- D DM4 Extensions and alterations to existing buildings (residential and non-residential)
- H SP1 The Housing Requirement
- ECC SP1 Adapting to climate change
- ECC SP2 Energy and climate change mitigation
- ECC DM1 Renewable energy
- T SP1 Transport and Development
- HER SP1 The historic environment
- HER DM2 Locally Listed Buildings or Structures of Character
- HER DM4 Areas of Character
- H DM1 Housing mix
- W SP1 Water
- W DM2 Flood Risk
- W DM3 Sustainable Urban Drainage Systems
- ENV DM4 Protection of trees
- OSR DM1 Open Space, sport and recreation
- OSR SP1 Allotments

- HWB SP1 Health and Wellbeing
- RET DM1 Retail development

- 2.25 Each policy in this plan contains a reference to the relevant adopted policy in the ALP and the supporting text draws out any specific conformity issue. The Basic Conditions Statement will accompany the modified plan in due course and will set out how each policy in the modified plan meets the necessary requirements.
- 2.26 The adopted ALP sets out the vision for the future of Arun and guides development to achieve that vision. It is a place-shaping document and that sets out the strategic vision, objectives, policies and proposals which affect the whole district or parts of it up to 2031 and beyond. The adopted ALP does not cover land within the South Downs National Park (SDNP).
- 2.27 The adopted ALP also provides a helpful policy guide for the preparation of neighbourhood plans and reviewing current neighbourhood plans, enabling these plans to define location and nature of development beyond the series of strategic housing allocations proposed in the ALP. It contains a wide range of policies that will guide the nature and quality of development in the district. These cover issues that apply to the whole district or have implications beyond individual parish boundaries and, therefore, any parish specific policies will come forward through the EPNP.

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3. Vision and Objectives

Vision

- 3.1 East Preston is a thriving coastal community with a strong desire to maintain its spirit by making community improvements through development and infrastructure enhancements and seeks to capture all the community's views and aspirations for the parish. It, therefore, continues to form the basis on which proposed policies have been formulated.

“Our vision is to maintain the balance and proportion of what we have, strengthening established features of our neighbourhood through supporting sustainable development. While encouraging development and infrastructure improvements, the community wishes for East Preston Parish to retain its unique and special character and acknowledges its role in meeting the development needs set out in the ALP”.

East Preston will remain a community where people want to live and work now and in the future. This community will meet the diverse needs of existing and future residents, being sensitive to the natural environment and thus contributing to a high quality of life.

- To achieve this East Preston Parish Council will encourage and support:
- Sustainable development;
- Responsible development along with enhanced provision of amenities, activities and facilities
- Accessibility for all by enhancing infrastructure, maintaining and improving transport in order particularly to support our aging population
- Retention of our identity as a coastal village and our independence from Ferring and Worthing through the vigorous defence of the eastern 'gap between settlements'
- New development that is in line with the policies of the EPNP;
- Consideration should be given to better manage the rural-urban fringe on those areas where development is proposed, and early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes (ALP C SP1);
- Ensure the continued usage of local shops and businesses.

Objectives and Measures

- 3.2 To continue to achieve this vision a number of key objectives have been identified. For each objective one or more indicators have been selected to monitor the successful progress of implementing the EPNP. No targets have been set for these indicators; progress will be judged against trends that are identified in the data when it is reported and reviewed.

- 3.3 The following objectives and indicators are therefore proposed for the plan:

- i. To support delivery of a range of housing mix and types in locations with good access to services and facilities by foot and bus as well as car where possible.

- ii. The parish council considers it likely that only windfall sites on some larger properties may come forward within the plan period. In those cases, the neighbourhood plan will support development that is compliant with its policies.
 - Design of new homes to be in conformity with the EPNP.
 - iii. To offer greater protection to the parish's open spaces, coastline, heritage assets and areas of special character;
 - Resist proposals for development on public open spaces
 - Designate more buildings and structures of special character
 - iv. To plan for climate change and work in harmony with the environment to conserve natural resources
 - All developments must demonstrate the inclusion of sustainable drainage systems such that surface water flooding is managed within the developments boundary and elsewhere in the parish.
 - Support ALP's detailed requirements (*See Policy 8*)
 - v. To provide allotments (*Provision of allotments ALP OSR SP1*)
 - Existing land adjacent to Roundstone Drive and currently used as allotments should remain as such. Proposals for development of that land will be resisted (*See Policy 7*).
- 3.4 The objectives cover a range of economic, social and environmental issues that together provide a basis on which the sustainability performance of the EPNP can be judged.
- 3.5 They reflect the nature of the parish and the direction the local community wants the EPNP to take, especially in securing the long-term future of those community and environmental assets most precious to local people. They also accept and welcome changes that will enable the community to grow in a sustainable way.
- 3.6 For an example of windfall sites which have been redeveloped since the East Preston Neighbourhood Plan was first made, in 2015, see Appendix B, Village Design Guide.

Monitoring and Review

- 3.7 The EPNP will be monitored by the EPPC on an annual basis, using the planning data collected by ADC. The objectives and measures will form the core of the monitoring activity, but other data collected and reported at a parish level relevant to the plan will also be included.
- 3.8 The parish council also proposes to complete a formal review of the EPNP once every 5 years. The ALP is currently being updated so this review may coincide with the review of the updated ALP.

4 Land Use Policies

Introduction

4.1 The EPNP contains a series of policies and proposals, the successful delivery of which, during the period of the plan, will secure the community's vision for the parish.

All development proposals should seek to make efficient use of land but reflect characteristics of the site and local area in their layout, landscaping density, mix, scale, massing, character, materials, finish and architectural details.

All development proposals should adhere to objectives to achieve a sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change, net zero targets, mitigation and habitats).

It is important that we plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity.

When addressing aspects of form and design quality, consideration should also be given to:

- Character;
- Appearance/Attractiveness;
- Impact;
- Innovation;
- Adaptability;
- Crime Prevention;
- Trees and Woodland;
- Solar gain;
- Public realm;
- Layout – movement and legibility;
- Public art;
- Density;
- Scale.

Any development should also comply with the ADG, ALP D DM1 and Appendix B

4.2 The East Preston Village Design Guide (Appendix B) was based on previous surveys conducted in the village. These surveys emphasized the wishes of local residents to preserve the character of East Preston. This guide has now been incorporated into the EPNP as Appendix B and is a valuable source of more detailed guidelines and information and promotes good design. This has an impact on all aspects of the built and natural environment and goes beyond the appearance of individual buildings. *See Appendix B.*

4.3 The policies contained in the EPNP will determine the character of development in East Preston. All the parish lies in the built-up area; there is, therefore, no direct control over the quantity of development in the parish and all building takes place on 'windfall' sites. Its amount will, in practice, be determined by the strength of demand for properties in the area and by the policies in this plan that influence the density of new development. These policies take precedence over the policies of the ALP so far as the characteristics of development are concerned and will be the prime factor in determining planning applications in the parish.

- 4.4 The plan contains no proposals for additional affordable housing in the parish. There is a need for more affordable housing in the parish, however, their supply requires land on which they could be built, and money to pay for their construction. Neither is available.
- 4.5 The only source of affordable homes will be the dwellings built commercially, whose developers are required to give ADC either money or land for building such homes.
- 4.6 The objectives of the policies on housing are to support the redevelopment of land within the parish to provide more homes, while preserving the features that are most valued by its residents. As the character of the village varies across its area, it has, therefore, been divided into four-character areas for the purpose of this plan.

Refer to Appendix C - Plan C Policies 2 – 5 Proposal Map of Character Areas

See Appendix I in Appendix B for detailed street by street Character Area designations)

- 4.7 Each policy is numbered and is accompanied by a reference to its conformity with the NPPF and ALP. There is also a short explanation and justification, including a reference to the relevant key evidence which is listed in Appendix A. The evidence documentation is available either directly or via a link on the parish council's website.

Policy 1: Housing

General Principles

Development proposals will be supported, provided:

- i. The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the surrounding buildings;***
- ii. They meet the adopted car parking standards, whereby the amount and method of parking provision should not adversely affect road safety, or result in unacceptable levels of on-road parking demand;***
- iii. proposals for a change of use of a dwelling to a commercial holiday letting demonstrate that they will not harm the amenities of the local residential area;***
- iv. they retain amenity land, incidental open spaces and roadside verges, and***
- v. they aim to meet a sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions.***

Conformity references: ALP D DM1, ECC SP2, G1 SP1, ALP T SP1 and NPPF, 1129,131,134,135,103,28

General Policies

- 4.8** The general principle of the plan is that all new or altered housing should reflect and enhance the local character of different parts of the parish, to implement the clearly expressed desire of nearly all its residents to preserve the present character of the village. In doing so, the policy accords with and complements the key design related content of *ALP D DM1, D DM4 and H SP1* regarding extensions and alterations to existing buildings and recognises the designation of Areas of Character in the parish under *ALP HER DM4*.

Development Principles

- 4.9** Development and re-development will be encouraged if it would strengthen the present characteristics of the village

The style, scale and character of new or altered buildings should reflect that of adjoining buildings. It is important to avoid new buildings which appear overbearing because of their size and alterations which change the character of a road.

- 4.10** The materials used in new or altered buildings should harmonise in both colour and texture with the materials used in adjoining buildings.
- 4.11** The density of any new developments should be low enough to preserve the character of an area. The acceptable density will, therefore, vary throughout the parish and will be closely related to the present density. It must always be low enough to permit the provision of soft landscaping around any new building.
- 4.12** The height of new or altered buildings should not be significantly greater than those of existing buildings. New or altered buildings that exceed two storeys in height will rarely be acceptable. Rooms in the roof space may be permitted if the dormer windows are small enough to be subservient to the appearance of the roof as a whole.

- 4.13 Roof lights at the front of a building should be so placed as to respect the symmetry of the building as a whole and that of its neighbours. Irregularly spaced roof lights at the front of a building should be avoided.

Extensions and Alterations

- 4.14 Extensions and alterations that require planning permission should have full regards to Appendix B VDG. Extensions and alterations that fall under Permitted Development Rights are not required to demonstrate adherence to the VDG, however, any such development is encouraged to align itself with the VDG.

*Conformity Reference ALP D DM4
Refer to Appendix B VDG*

Infill Developments

- 4.15 Infill developments are schemes located within an existing built-up area. New schemes should emulate the established pattern of building height, scale, plot width, boundary treatment and building line, along the edge of the plot and continue the rhythm of the street by repeating key elements such as chimneys, porches, windows, doors and walls. Although these may follow a more contemporary design to add subtle variations, they should ensure that the materials and details used are complementary to the surrounding area.
- 4.16 Development should also avoid adverse impacts on privacy, noise pollution and overshadowing of existing or proposed dwellings and should provide sufficient access to new dwellings and incorporate appropriate car and cycle parking.

Larger scale infill, or individual houses built along the existing building line is the ideal. Backland development of one or two houses should be a last resort, and great care should be taken to relate the new building(s) to existing ones so that access is not constrained, and that sufficient privacy and amenity space is retained for all dwellings.

Conformity Reference ADG P.01/4

Site Redevelopment

- 4.17 This comprises the redevelopment of an existing building or groups of buildings. It may involve substituting detached and semi-detached houses with blocks of apartments, developing larger houses or even subdividing plots into smaller ones.

See Appendix B for successful Site Developments

- 4.18 Preservation of the street scene is important to protect the character of the village. The parish council will therefore propose that ADC considers making an Article 4 Direction under the Town & Country Planning (General Permitted Development) Order 2015 to remove all permitted development rights in relevant parts of the parish as described in Policies 4 and 5 below.
- 4.19 The application of parking standards in recent years is perceived to have provided too few parking spaces and has resulted in an unacceptable increase in on-road parking. It is expected that applicants will be able to demonstrate the applicability of the *ADC Parking Standards Supplementary Planning (SPD) Document January 2020* model to an East Preston context.

EPPC continues to ensure that car parking in the village supports the viability of the shops, businesses and tourism.

See Policy 9 Sustainable Traffic and Transport

Short-Term Letting of Dwellings

- 4.20 It is becoming increasingly common for residential property in the parish to be let for short periods. Letting a residential property in this manner constitutes a change of use from residential to sui generis commercial leisure accommodation.

The use of houses, annexes or conversion of dwellings in whole, or in part, for this use can have an adverse effect on the amenities of neighbouring residents and affect the character of the neighbourhood.

Independent Living and Care Homes

- 4.21 New and extended independent living and care homes are permitted as long as the following principles are followed to support and encourage the continuation of a healthy, active lifestyle:

- Easy access, either by foot or public transport to community and social facilities;
- Amenity space is provided;
- Should be located where it would support and encourage the continuation of a healthy, active lifestyle.

Conformity Reference ALP H DM2

Roadside Verges

- 4.22 Roadside verges should be preserved, to maintain the appearance of roads in the parish.

Roadside verges can be partially removed to create parking spaces, if residents desire the change, while retaining as much greenery as possible. Full removal of verges will require the consent of the Highways Authority and may require planning permission. Private estates may have permitted rights.

The retention, maintenance and replacement of trees throughout the parish on public areas, including grass verges is a priority. The planting of grass, shrubs, trees and the use of flower planters throughout the village continue to create much of the attraction of the parish. The cleanliness of the village is important, and the parish continues to ensure the adequate provision of rubbish bins and dog bins.

Environmental Issues

Climate change

- 4.23 Any development should be located and appropriately designed to adapt to impacts arising from climate change, such as the increased probability of flooding, water stress, health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.

To achieve this, development must be designed to take account of the following:

- Location (in relation to flood risk and vulnerability to coastal erosion);
- Water efficiency;
- Shade, cooling, ventilation and solar gain;
- Resilience of buildings and building materials to extreme weather events, and
- Capacity of drainage systems and incorporation of sustainable drainage systems.

- The incorporation of elements contributing to biodiversity net gain.

Sea Level

- 4.24 Development in the area must consider the likely future increase in sea level caused by global warming. The government has advised local authorities to plan for increases in sea level of more than one metre in the next century and to ensure that the users of any new development remain safe throughout its lifetime.

Conformity Reference ALP W DM2

Energy Efficiency

- 4.25 The EPNP will support developments using sufficient and sustainable building materials to improve insulation and reduce energy demand. Apart from the use of high quality thermally efficient building materials, including the installation of loft & wall insulation and double glazing, any new development should incorporate energy generation from renewable sources such as solar panels.

Retrofit of heritage properties is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and development is done with engagement and permissions of relevant organisations.

Alterations to existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards.

Conformity Reference ALP ECC SP1, ECC SP2, ECC DM1

Sustainable Drainage (See Policy 8)

- 4.26 By setting guidelines for sustainable drainage in addition to those in the ALP and Policy 8 of the EPNP, it is intended that the character of the parish will be maintained whilst allowing for growth and alteration. Imposing strict regulations on any development will ensure that the current drainage issues will not be exacerbated.
- Conformity Reference ALP ECC DM1, W DM3 and NPPF*

Renewable Energy

- 4.27 The parish supports the need to generate renewable energy. Solar panels can be fitted on a south-facing roof to generate electricity. Householders should be encouraged to consider all means by which alternative energy sources and low carbon heating products are used.

Policy 2: Design in Character Area One

Development proposals in Character Area One, as shown on the Proposals Map (roads outlined in green) will be supported provided the scale, density, massing, height, landscape design, layout and materials, including alterations to existing buildings, will:

- i. Preserve the street scene and avoid any increases in density that would alter the character of the area;***
- ii. Protect the view from the beach, and***
- iii. Ensure that sensitive soft landscaping should always be considered on individual sites.***

For more information see Appendix B VDG and Appendix C Proposal Maps

Conformity References: ALP D DM1 and NPPF 120 - 129.131.132.134.135.180.28

- 4.28** This area broadly represents the southern part of the village, and mostly comprises the two private estates, Angmering-on-Sea and The Willowhayne. It includes all of the foreshore. It was developed at a low density with detached houses, and most roads not having footpaths but wide verges, of grass or shrubs, and many roadside trees.

The density of development in this area should not be significantly increased. Large houses can be appropriate in this area, but their scale should be proportionate to the size of their plot. Large houses on small plots are to be avoided. Care should be taken when extending houses to ensure that they remain proportionate to their site. The view from the beach should be protected. The construction or enlargement of buildings near the beach, which are visible from the beach, will not be permitted if they would adversely affect the view from the beach.

- 4.29** ***Inappropriate development in areas at risk of flooding should be avoided.***
Conformity Reference ALP Policy W DM2 Policy Guidance.

- 4.30** The existing street scene should be protected, and the construction of high front walls or fences should be resisted. The character of this area is largely created by the green appearance of the roads, which should be preserved.

Policy 3: Design in Character Area Two

Development proposals in Character Area Two as shown on the Proposals Map (roads outlined in red) will be supported provided their scale, density, massing, height, landscape design, layout and materials, including alterations to existing buildings, will:

- i. Maintain a consistent low building height, with no development proposal of more than 1.5 storeys; and***
- ii. Where new rooms are to be created in a roof space, ensure the height of the roof is not increased and the basic form of the roof is not altered.***

For more information see Appendix B VDG and Appendix C Proposal Maps

Conformity Reference ALP D DM1, NPPF 129, 131, 132, 134, 135, 28

- 4.31** The main characteristic of this area is the predominance of bungalows. The priority for this policy is to resist increases in height. New buildings should be no higher than the existing buildings in the road. If a bungalow is enlarged by constructing rooms in the roof space, the height of the roof should not be increased, and the basic form of the roof should not be changed. A hipped roof should only be changed to a gable end at the rear.

Policy 4: Design in Character Area Three

Development proposals in Character Area Three, as shown on the Proposals Map (roads outlined in blue) will be supported provided the scale, density, massing, height, landscape design, layout and materials including alterations to existing buildings, will:

- i. Sustain and enhance the significance of the historic character of the area;***
- ii. Employ building materials that harmonise with those used in existing buildings;***
- iii. Preserve front boundary walls where permitted development rights do not allow their removal;***
- iv. Ensure that where apartment blocks are proposed, their scale, massing, detailing and landscaping is domestic in form and their appearance harmonises with the housing types of the area.***

For more information see Appendix B VDG and Appendix C Proposal Maps

Conformity Reference ALP D DM1, NPPF 129, 131, 132, 134, 135, 28,196

- 4.32** This area comprises the older parts of the village and its main roads, on which much redevelopment has already occurred. This redevelopment has largely comprised two and occasionally three storey blocks of flats and is mostly near Angmering station. The priority in this area is the preservation of the historic character of the village centre. The settings of heritage assets must be rigorously protected. Any new buildings should be appropriate to a village setting.
- 4.33** Front boundary walls are a major factor in creating the character of this part of the village. Many of the walls are old and built of flint. Only at listed buildings, such as Preston Place, do they have any protection. They can otherwise be demolished by householders using their rights of permitted development.
- 4.34** Blocks of flats can be built on some roads in this area. They should not be so large as to appear out of scale with neighbouring buildings. The objective is to design apartment blocks that do not disrupt the street scene because of their size or their style. These blocks should, therefore, be permitted only in positions where the existing buildings are broadly comparable in scale to the proposed block and their design should be compatible with that of neighbouring buildings.

Policy 5: Design in Character Area Four

Development proposals in Character Area Four, as shown on the Proposals Map (roads outlined in yellow), will be supported provided the scale, density, massing, height, landscape design, layout and materials including alterations to existing buildings will:

- i. Ensure that high front garden walls or fences are avoided; and***
- ii. Make provision for off-street parking spaces by removing parts of roadside verges if residents desire.***

For more information see Appendix B VDG and Appendix C Proposal Maps

Conformity References: ALP D DM1, NPPF 129, 131, 132, 134, 135, 28

- 4.35** This area has been developed to a higher density than most of the parish and is characterised by terraced and semi-detached houses. The priority is to preserve the present street scene which features low walls and open front gardens. The construction of higher front garden walls should be resisted. Residents are asked to preserve the appearance of their roads.

Policy 6: Open Spaces

The EPNP retains the following locations as Local Green Spaces as shown on the Proposals Map and will resist plans for housing or other inappropriate development:

- i. *Langmeads Field; and*
- ii. *South Walk (the greensward north of the beach and south of Tamarisk Way)*

The EPNP will also resist plans for development on any of the following open spaces shown on the Proposals Map, unless the development is ancillary to its use as an open space:

- iii. *Playing fields, Lashmar Road (known as Lashmar Recreation Ground, including the Multi Use Games Area (MUGA))*
- iv. *Warren Recreation Ground and Two Acres, Sea Road*
- v. *Village Green, Sea Road*
- vi. *East Preston Football Club Ground, Lashmar Road*
- vii. *Angmering-on-Sea Lawn Tennis Club grounds, Homelands Avenue*
- viii. *East Preston & Kingston Bowls Club ground, Sea Lane*
- ix. *Mill Pond Way Playground, and*
- x. *Green space in Cotswold Way.*

*Conformity References: ALP ENV DM4, GI SP1, NPPF 103, 105, 106, 107
Refer to Appendix C – Plan D proposals Map*

- 4.36 This policy designates the most important open spaces in the parish as Local Green Spaces in accordance with the criteria in the NPPF in line with its provision for local communities to identify for special protection green areas of particular importance to them “to rule out new development other than in very special circumstances” and that such protection will be capable of enduring beyond the plan period.

Trees and Hedges

- 4.37 Trees and hedgerows contribute to the open and pleasant feel of the parish, its play areas and residential properties. The removal of trees to make way for development can completely change the amenities of an area and must be resisted. Ecological networks including mature hedgerows, trees, ground cover, ponds and watercourses provide important habitats and cover for migration of wildlife.

Any development plans must not result in loss of, or damage to existing trees and woodlands or hedges. Where trees must be lost because of development, these must be replaced at a ratio of at least 2:1 within the site, with a preference for native trees and for fruit and nut trees.

- 4.38 Langmeads Field (also known as the Langmead Recreation Ground) is a much-valued local amenity, being much used for walking, exercising dogs, picnicking and for informal games. It provides an unspoilt open space in a developed area. Its relatively rural character reflects its history as pasture fields. This area, as a Deciduous Woodland Priority Habitat, also provides an opportunity for improving and preserving natural biodiversity in plant, insect and animal species. While there are many non-native plants in the fields, the landowner (ADC) together with the Friends of Langmeads, is pursuing a policy of planting mainly native species there and managing mowing and tree and hedge maintenance so that insect and animal life can thrive.

Conformity References: ALP EMV DM4

- 4.39 South Walk the greensward owned by ADC to the south of the Willowhayne Estate and north of the beach – is a **Local Green Space** much valued by the walkers, runners and dog walkers who use it extensively as a sheltered route along the coast and from Rustington to the west. **These green spaces are part of the character of the area and need protection from further development as designated open spaces and form part of the King Charles III England Coast Path.**
- 4.40 The other main open spaces in the parish (the Village Green, Warren Recreation Ground, Two Acres and Lashmar Recreation Ground) are used for a variety of games, public events, dog walking, picnicking and other such informal leisure pursuits. Organised sports currently take place on the Warren and Lashmar Recreation Grounds. As East Preston has limited local green spaces for relaxation and activity, where possible, the extension of public open spaces should be sought in line with the Arun policy of increased provision.
- 4.41 In addition to the public open spaces in the parish, there are other open spaces that should be safeguarded. They are East Preston Football Club ground, Angmering-on-Sea Lawn Tennis Club grounds, East Preston Bowls Club grounds, the Mill Pond Way Playground, the green space in front of houses in Cotswold Way and the two School grounds. These green spaces are part of the character of the area and need protection from further development as designated open spaces.

Conformity References: ALP OSR DM1

Policy 7: Allotments

Development proposals that will result in the loss of land currently cultivated as allotments at Roundstone Drive, as shown on the Proposals Map, will be resisted, unless an alternative allotment site of at least the same area is provided in a suitable location to serve the local community.

4.42 This policy seeks to protect a valuable community asset – the small number of allotment plots at Roundstone Drive – from any harmful development.

4.43 The plots are owned and managed by ADC.

***Conformity References: ALP OSR DM1, OSR SP1, NPPF 96
Refer to Appendix C – Plan D proposals Map***

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Policy 8: Sustainable Drainage

Development proposals will be supported provided they are able to demonstrate that they include one or more of the following sustainable drainage design features to manage the risk of surface flooding within their boundary and elsewhere in the parish.

- i. Permeable driveways and parking areas;***
- ii. Water harvesting and storage features such as water butts;***
- iii. Landscaped infiltration components such as bioretention areas and rain gardens;***
- iv. Green roofs and/or***
- v. Soakaways.***

Conformity References: ALP W SP1, W DM3 NPPF 173

- 4.44*** The policy seeks to refine the ALP policies in respect of requiring all relevant development proposals in the parish to manage the risk of surface water flooding.
- 4.45*** The need to manage this risk was highlighted by local flooding events in the parish during 2012, 2023 and 2024. In the past decade much costly remedial work has been carried out by WSCC. Nonetheless, occasional flooding continues to occur, indicating that more work is required.
- 4.46*** Unless additional drainage capacity is provided, it is likely that housing development in Angmering to the north and Kingston to the east, will overstrain East Preston's elderly drainage system.
- 4.47*** Part of the wider problem is the patchy nature of maintenance to drainage pipes, ditches and culverts through East Preston. This is the case on both public and privately owned land and especially on the two private estates (Angmering-on-Sea and The Willowhayne) where ditches are the responsibility of the riparian owners who are often unaware of their responsibilities.

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Policy 9: Sustainable Traffic and Transport

EPNP will support any measures which will enhance traffic movements – in, out and within the village, including pedestrian, cycle, vehicular access and bus services including access to and from the beach.

- i. Encourage links to existing cycle paths;***
- ii. Ensure adequate parking provision is retained;***
- iii. Promote improvements in access to the beach at Sea Road for the whole community.***

Conformity References: ALP T SP1, HWB SP1, ADG F.2,3 & 4, NPPF 104,108,110

- 4.48 Vehicular access to the village from the east and north is via three roundabouts north of the railway line over two level crossings. The main routes are via the A259/B2140 (Station Road) roundabout, which leads south across the level crossing by Angmering Railways Station and via the A259/A280 (Angmering bypass) roundabout, leading south-west along Old Worthing Road to the Roundstone level crossing. The small roundabout (A259/B225 – Roundstone Lane), also leading south to this level crossing, carries less traffic. The other main access to the village is from the west, south of the railway line, from Rustington via the B2140. Improvements to the A259 have not resulted in better traffic flow into the village. The EPPC continues to address speed limits to improve safety around the schools with residents partaking in speed awareness trials on Old Worthing Road and Sea Road.

Pedestrian access is gained via various footpaths, including across the fields from Kingston Parish and from the beach using the King Charles III England Coast Path, as well as pavements along the road.

The existing train and bus services are considered good and the introduction of a new local bus service running from the southern part of the parish to main shopping areas has improved accessibility for those residents living within the southern part of the village.

- 4.49 Part of the overall strategy for Active Travel England, is to provide safer walking or cycling routes within Arun and to address sustainable access and mobility for all. East Preston village currently has no cycle pathways. Future development within the parish, which includes links to such routes outside, would be encouraged.

The parish fully promotes the use of cycles instead of cars within the village and there are cycle parking facilities outside the parish council office, East Preston Village Hall, the Conservative Hall, the north village shops outside One Stop and the village green.

EPNP's objective is to continue to reduce traffic impact on the village and its heritage assets and to promote increasing journeys by means of walking, cycling and public transport and continues to take measures to improve safety for all road users.

- 4.50 Generally parking is adequate in the village. Congestion occurs in and around the shopping areas mainly due to deliveries. The parish council introduced a parking scheme on the village green car park and an Automatic Number Plate Recognition System (ANPRS). This scheme is regularly monitored by the parish council as to its effectiveness.

- 4.51 Planning permission was granted to improve access to East Preston beach at the south end of Sea Road. The Community Boardwalk has been completed, giving

residents access to the beach at the end of Sea Road. The EPNP will continue to support any further improvements.

Refer to Appendix C – Plan D proposals Map

Policy 10 Local Shops and Employment

EPNP supports the expansion of existing shops and businesses, and the creation of new shops and businesses provided they conform to other policies within the EPNP and the ALP.

Conformity References ALP RET SP1, RET DM1, NPFF 96,97

- 4.52 East Preston has two separate shopping areas situated at either end of Sea Road. There are also restaurants, bars and take-away food shops that are popular with most of the villagers. Generally, the shops are well used by locals and people from Kingston Parish who have no facilities within their parish. There is also an area of small industrial, office and retail units of Station Road in the north-west corner of the parish, which is a valuable source of local employment.
- 4.53 This policy seeks to encourage the development of new employment at existing or possible new sites.
- 4.54 As well as businesses with shop fronts, the parish has several thriving businesses that are carried out from private premises.
- 4.55 Due consideration should be given to applications to extend shop or business premises to increase business opportunities in the village, provided the impact on such extensions conforms with the policies of the EPNP and that any impact on local amenity can be satisfactorily mitigated.
- 4.56 Existing shops and businesses are now able to change their use without the need to apply for planning permission. Some changes of use do not require any form of approval from the Local Planning Authority.

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Policy 11: Community Facilities

EPNP will continue to support community facilities and the development of new facilities. Development proposals that will result in the loss, or significant reduction in the scale of a community facility will be resisted, unless suitable alternative facilities are provided.

Conformity Reference NPPF 97

- 4.57 This policy seeks to protect the popular and cherished community facilities in the parish from harmful development plans but encourages proposals that are intended to sustain or extend those facilities and encourage community facilities to make use of parish council greener buildings fund to improve EPC rating.
- 4.58 Considerable concern exists and is growing about reduction and loss of social support across the board for the young, disabled, elderly, under privileged and unwell who need support and assistance of one kind or the other. There is a perceived need for facilities for community health including additional buildings for meetings, treatment and advice. There is a need for public discussion as to how to support can be provided by the community, both on a volunteer basis and with parish council encouragement and support. The encouragement of the formation of community self-help groups will be vital in this process.
- 4.59 The parish is well provided with sporting activities, in particular, football, cricket, bowls and tennis, all of which are well established. The EPPC has provided a MUGA court on Lashmar Recreation Grounds.
- 4.60 New sporting activities take place on the WRG including adult gym equipment, chess and playboard activities.
- 4.61 There are three children's playgrounds at Lashmar and Warren Recreation grounds and Mill Pond Way. The one at the WRG is owned by the parish council. The most recent project has been the renovation of the Fives Court as a joint venture with the village hall.
- 4.62 The public toilet facility in the village located outside the East Preston and Kingston Village Hall (EPKVH) has a Hoist Assisted Toilet facility for the severely disabled.
- 4.63 Modernisation and expansion has taken place at both infants and junior schools, which has resulted in an increase in pupil intake, however, both schools currently have 100% occupancy.
- 4.64 The EPNP considers the following buildings and land being of significant value to the community:
- The Conservative Hall, Sea Road
 - Scout Hall
 - British Legion Premises, Sea Road
 - Angmering-on-Sea Lawn Tennis Club grounds and premises
 - Bowls Club grounds and premises
 - Guide Hall, Lashmar Road
 - Football Club grounds and premises, Lashmar Road
 - EPKVH complex, Sea Road
 - Grounds of East Preston Infant and Junior Schools

- The Library, the Street
- Seaview Hotel, Sea Road
- Fire Station Site, North Lane

All the assets selected have been considered to be buildings or land of some considerable longstanding in the local community and with which local people have a strong affinity. If the village were to be deprived of any of the above venues or open spaces, this would have a considerable effect on the societies and functions in the village. Their retention for village use is therefore considered as of supreme importance.

- 4.65 The southern boundary of the parish forms part of the south coast shoreline and is distinctive by its low, open and exposed landscape with an overriding visual and connection to the sea. This area contains a shingle bank with habitats of national importance.

More information on Community Facilities can be found in Appendix D

Policy 12: Heritage Assets - Buildings or Structures of Character and Areas of Character

- i. The EPNP identifies the buildings/structures shown below at 4.71 as non-designated heritage assets. These sites therefore have heritage significance which needs to be considered in the determination of planning applications or other relevant consents.***
- ii. Development proposals should retain the significance of Buildings or Structures of Character, including their settings and the contribution which they make to local distinctiveness. Where proposals would lead to harm to the significance of a non-designated heritage asset or its loss, proposals should demonstrate that the level of harm or loss is justified following a balanced judgement of harm and the significance of the asset; and that any harm is minimized through the retention of features of significance and/or good design and/or mitigation measures.***
- iii. Development proposals should also respond positively to the significance of the Areas of Character and their settings defined in the design principles and guidance regarding the two Areas designated by ADC in 1996 and 1997 (set out in Appendix B). Such proposals should ensure that the scale, height and form of buildings and any proposed alterations are sympathetic to the existing built environment.***

Conformity References ALP HER SPI, HER DM2, HER DM4, NPPF 209

- 4.66 As well as the 14 listed buildings in East Preston (see 2.16 above and Appendix B) which have statutory protection, there are other elements of the historic environment within the Parish deserving of consideration. They are referred to as non-designated Heritage Assets and generally include buildings, monuments, sites, places, areas or landscapes which have some local heritage significance meriting consideration in planning decisions even though they do not meet the criteria for designated heritage assets. ADC have identified several areas and buildings which it considers to be non-designated heritage assets: these are known as Buildings or Structures of Character and Areas of Character. These non-designated heritage assets have been identified using criteria contained within the ALP adopted in 2018.
- 4.67 Non-designated heritage assets may be identified through a number of processes, including the EPNP plan-making processes. This EPNP clearly identifies a number of new non-designated heritage assets which are deemed to meet the published criteria. Once the review is complete, the list of assets included within this plan at 4.71 will also be added to the Arun Local List.
- 4.68 Buildings or Structures of Character are a precious and finite resource. These buildings are locally important buildings with historic or architectural interest, which positively influence the character of the local area.
- 4.69 Although not protected by the legislation, these properties enjoy their full Permitted Development rights (unless individually removed). All efforts will be taken to protect the external appearance of the property. If any changes to a building on the list require planning permission, care will be taken to ensure the character of the building is maintained.

4.70 The following buildings have already been included in the ADC Local List of non-designated Heritage Assets:

- House on the Bend and Storage Building, Sea Road
- Twitten House, Sea Lane
- Jackmans Cottages, 30-36 Sea Road
- The Old School, 35 and 35b Sea Road
- East Preston & Kingston Village Hall, Sea Road
- 81-95 (odd numbers only), Sea Road
- Coastguard Cottages, South Strand
- Willowhayne House, Tamarisk Way
- The Breakers, Tamarisk Way
- Flagstones, Tamarisk Way
- Bay Trees Barn, The Street
- Middle Barn, The Street
- South Barn, The Street
- 16 Willowhayne Avenue
- Seafield Road, etc., Area of Character
- Elm Avenue, etc., Area of Character

4.71 In addition, the EPNP identifies the buildings/structures shown below as non-designated heritage assets:

- Far End and Brockhurst, Sea Lane
- Dene Cottage, 156 Sea Road (formerly known as Vine Cottage)
- Boatman's Cottage, 121 Sea Road
- The Parade and Parade Mansions, Sea Road
- Forge House, The Street
- Southsea Cottage, The Street
- The Hollies, Worthing Road
- 84-104 (even numbers only), Sea Road
- Conservative Hall, Sea Road
- Bay Trees, The Street
- Spike Lodge, The Street

Further information regarding these non-designated heritage assets, including the reasons/justifications for including them as well as other historic features within the parish, is contained within Appendix B.

Policy 13: Telecommunications and Digital Infrastructure

- 4.72 ADC is committed to providing the highest broadband speeds possible across the district. East Preston aims to support the strategic aim of delivering high quality telecommunications infrastructure to promote economic growth.

Where the installation of electronic communications equipment and cabinets is required, there is a presumption in favour of their development.

Conformity References ALP TEL SP1, DM1, NPPF 118

Policy 14: Retention and Enhancement of Biodiversity

- 4.73 To retain and encourage biodiversity any future development site, where possible, should include within its design, links and corridors and stepping stones for wildlife. Where there is evidence of a protected species on a proposed development site, consideration should be given to any impacts that will affect the species directly or indirectly.

Developments within the parish would only be small developments on windfall sites and, therefore, domestic rainwater management systems may be included instead of SUDS (Sustainable Urban Drainage Systems) or flood attenuation ponds.

Any development proposals must demonstrate a biodiversity 'net gain' for the parish and will be required to be resilient to climate change adopting appropriate climate change adaptation measures which protect existing green spaces.

The parish is well supplied with public open spaces which enable wildlife to flourish. In addition, private gardens with their trees and bushes provide a green corridor for bats and birds, including owls and for a wide variety of animals such as but not limited to: badgers, foxes, hedgehogs, rabbits and squirrels. Numerous birds can be seen and heard throughout East Preston and hundreds of seagulls, oyster catchers and sanderlings gather on the beach during the winter.

Residents are encouraged to support our wildlife when undertaking any changes around the home to consider the following:

- Installing bat and bird boxes;
- Creating ponds;
- Building bug hotels and installing bee bricks;
- Creating small mammal gaps in fences;
- Composting;
- Cutting the grass (including verges) less often and adopting 'No Mow May';
- Reducing pesticide use;
- Creating B-lines and pollinator friendly gardens and green spaces;

Conformity References: Policy ENV DM3, DM4, DM5, NPPF 187-201

More information can be found in Appendix B 2.5 Environment and Ecology

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5 Implementation

Introduction

- 5.1 This reviewed EPNP, if approved, will become part of the development plan. Its policies will, therefore, carry full weight of the policies of a development plan. In East Preston they will have precedence over the non-strategic policies of Arun's Plan, and they will be the policies that determine planning applications in the parish. Applications will be determined by Arun, as they are now, but the policies against which they will be judged will be those of the EPNP.
- 5.2 The parish council will monitor the application of the plan. It will be particularly concerned to judge whether its policies are being effectively applied by Arun's officers. It will also be engaged in promoting the non-statutory proposals, which do not form part of the planning system and require action by such authorities as WSCC, if they are to be applied.

Project Proposals

- 5.3 The local community has continued to make it clear that it is their desire for the plan to support a range of proposals that are either not related to land use planning or matters that are not within the scope of the EPNP plan to determine. This section, therefore, contains proposals that relate to non-statutory proposals that will continue to be pursued by the EPPC and others in parallel with the implementation of the formal policies of the reviewed EPNP.

Proposal 1: Infrastructure Projects

It is hoped that the parish council will secure funding from planning obligations and the Arun Community Infrastructure Levy in order to make financial contributions to several infrastructure projects during the life of the plan.

- i. To extend the pavement outside the entrance to the WRG;***
 - ii. To continue to work towards a 20mph speed limit on roads within the parish with the support of the Community Speed Watch initiative;***
 - iii. Conservative Hall – there is a strong public support from the parish for the parish council to utilise the Conservative Hall as a Community Asset to the village once renovation has taken place;***
 - iv. Roundstone Crossing – The EPPC acknowledges the long-standing difficulties experienced in traversing the Roundstone Level Crossing by parish residents and visitors alike. In July 2024 EPPC hosted a meeting of stakeholders and around 130 residents to discuss problems associated with the crossing and potential solutions. Although no definitive answers were achieved, all those involved agreed that the exercise was worthwhile. The council will continue to work with all parties to achieve a crossing, meeting the needs of all users.***
 - v. Allotments – to work towards establishing community allotments to ensure all plots are used.***
 - vi. We support West Sussex County Council in working towards the installation of electric vehicle (EV) charge points within the village.***
 - vii. EPPC working together with the EPKVH to provide a replacement roof for the Village Hall and the installation of solar panels.***
- 5.4 The prioritisation and timing of these projects will be based on an assessment by the parish council of community need, viability and affordability and long-term community benefit and urgency.

This is a way of making sure that all relevant development contributes towards new infrastructure such as transport, open space, flood defences, green space, leisure centres and schools. The CIL is charged per square metre on new developments and applies to:

- New dwellings of any size;
- Any development where the internal area of a new building extension or change of use exceeds 1000 square metres.

- 5.5 This proposal identifies the local community's priorities for investment in projects to be financed in total, or in part, from planning obligations and/or the Arun CIL because of development in the parish.
- 5.6 The identification of a project is intended to provide the local community with a clear understanding of how the funding secured through implementing the EPNP will be invested. In many cases, the projects are longstanding aspirations of the community; in others some consideration work has been done by the parish council to design and cost the proposal. However, investment decisions will be made by the parish council and other relevant bodies, including the local planning authority according to the prevailing circumstances.

Proposal 2 Sustainable Traffic & Transport

- 5.7 Seek completion of missing cycle links – gap between Littlehampton & West Worthing National Cycle Network Route 2.

There are gaps in cycle provision along the coast where private landownership currently restricts access and means that routes are diverted. However, the parish council has resolved to work with West Sussex County Council, parish and town councils and other stakeholders to join up and improve cycling opportunities across the district, especially along the seafront within any new development sites.

- 5.8 Promote active travel where possible.
- 5.9 Promote drive share schemes to ease road parking congestion.

Proposal 3 REACH Project

- 5.10 Support will be given to renewable and low carbon energy generation developments that:
- are led by, or meet the needs of local communities, and
 - create opportunities for co-location of energy producers with energy users, in particular heat and facilitate renewable and low carbon energy innovation.

When considering such proposals, regard will be given to the wider benefits of providing energy from renewable sources, as well as the potential effects on the local environment, including any cumulative impact of these proposals.

The council will support renewable energy development subject to the criteria in this policy. Schemes will be expected to contribute to the social, economic and environmental development and overall regeneration of the district.

Appendix A Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to view via the EPPC website's neighbourhood plan pages.

East Preston State of the Parish Report (2014)
East Preston Action Plan (2012)
East Preston – Village Design Statement (2008)
East Preston NDP Community Survey (2013)
East Preston SHLAA (2012)
Community Profile for East Preston Parish (2012)
East Preston Community Event Notes (2013)
Arun Note on 5 Year Housing Supply (2012)
Arun Locally Generated Housing Needs Survey (2010)
Arun Affordable Housing Options Viability Study Update (2010)
Arun Employment & Economic Land Assessment 2010
Arun Settlement Sustainability Study (2007)
Arun Infrastructure & Funding Study (2009)
Arun District Strategic Transport Study (2006)
Arun Strategic Flood Risk Assessment (2008)
Arun PPG17 Assessment (2009)
Arun Green Infrastructure Study (2012)
Arun Local Plan (2003)
Arun Submission Local Plan (2013)
Arun Habitat Survey (2008)
Arun Local Plan Sustainability Appraisal (2012)
Arun Economic Strategy (2009)
Arun Draft Leisure Strategy (2012)
Coastal West Sussex SHMA (2012)
West Sussex Strategic Housing Market Assessment: Arun (2009)
West Sussex Local Transport Plan 2011-26
East Preston State of the Parish (2021)
Adopted Arun Local Plan (2018)
East Preston Design Guide and Appendices (2024)
National Planning Policy Framework (2024)

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APPENDIX B

East Preston Parish Council

East Preston Design Guide

Compiled by East Preston Parish Council

March 2025

Appendix B – Village Design Guide (EPVDG)

Purpose of the East Preston Design Guide

This Design Guide Appendix aims to give clear guidance on how to care for the qualities and characteristics that residents and visitors value. The main objective is to ensure that the landscape character and street scene is respected and enhanced in any change to roads, buildings and open spaces. It puts forward guidance on how any development or physical change to buildings and open spaces should respect or enhance the parish history and character, supporting the Policies in the EPNP as part of the Review process undertaken by the Parish Council and village residents in 2023-24. It reviews and supplements the Village Design Statement adopted by Arun District Council as a material planning consideration in January 2008, which was the result of significant local consultation in 2005-6, though the evidence and opinions gathered then retain their validity. This Guide sets out advice for new development and for alterations to existing properties within East Preston. Some change is inevitable; the objective is to ensure that any changes respect the spirit of the village.

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1. INTRODUCTION

The Arun Local Plan (ALP) stresses the importance of good design in securing high quality development which respects local distinctiveness (Policy D DM1). Arun’s own Design Guide (ADDG), updated in 2023, is a Supplementary Planning Document and lays out further guidance on the design policies contained in the ALP.

The Village Design Guide in this Appendix (EPVDG) provides more detail at a local level in East Preston, by describing the characteristics of the buildings and spaces within the Parish. It aims to assist property owners and developers in adopting design principles which will ensure that the valued physical qualities and characteristics of the Parish are conserved, protected and improved, and to assist the Local Planning Authority, Arun District Council, in the determination of planning applications.

The main source of historical information in this Guide and especially in Appendix III is Mr R.W.Standing, local historian and author of “East Preston and Kingston” (Phillimore, 2006), who has been generous in sharing the results of his continuing research.

1.1 Status of the document

The aim is for the EPVDG to be adopted by Arun District Council as part of the Revised East Preston Neighbourhood Plan 2014-2031 And to be a material consideration in the determination of planning applications. The design guidelines contained in the document have been incorporated into the Neighbourhood Plan (Policies 1-5) but more detail is given in this Appendix in support of the Policies. The great variety of styles to be seen in the relatively small area this parish covers are reflected in the four Character Areas (see **Map C in Appendix C**). Each Character Area has its own area-specific guidelines, which supplement the general design guidance of Policy 1. **This advice also relates to alterations that do not require planning permission, as well as new developments that do.** Thus work being carried out under Permitted Development rules should also be guided by the principles in this document.

1.2 The Development and Production of the Design Guide

The original Village Design Statement (VDS), which this Design Guide updates, was adopted as a Supplementary Planning Document by ADC in 2008. The VDS was based on extensive surveys of East Preston, carried out in 2005 by many volunteers. These road-by-road surveys established the basis on which the Character Areas were delineated. These Areas have remained substantially unchanged in general character in the last 20 years, though of course some individual buildings and developments have altered the street scene in a few places: some successfully, and others less so.

2. THE VILLAGE AND ITS SETTING

East Preston is a coastal village, six miles west of Worthing and three miles east of Littlehampton. After centuries as a small farming community it grew rapidly in the twentieth century, catering for holidaymakers, the retired, and workers in neighbouring towns. Its population is now



approximately 6,000. The sea provides distant views to the south of the village, and the East Preston to Ferring “Gap between Settlements” (*Policy SD SP3 in the ALP – aimed at preserving the*

integrity of individual settlements and the open countryside between them) provides views over farmland to the east. There are no breaks in the residential areas to the west and north, though glimpses of Highdown Hill can be had to the north (see photo p3). The whole village is a “built up area”, as defined in the ALP, so these views are especially valued.

Roads lined with greenery are characteristic of the village. They bring together buildings of very mixed styles and materials, from the oldest flint walled cottages of the original farming settlement to modern dwellings. Another quality is the space and openness created by the relatively low density of development, low building height, attractive front gardens and public open spaces.

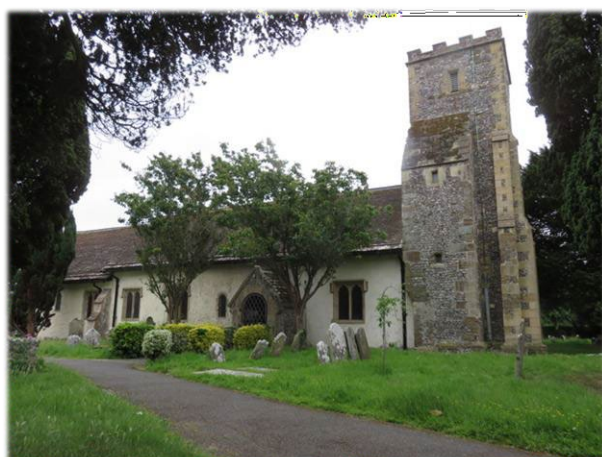
Looking south down The Street (R)



Public Open Spaces: the Warren Recreation Ground above, and the Green to the right



2.1 History and Settlement Pattern



East Preston was important enough to be mentioned in the Domesday Book in 1086, but only the twelfth century parish church remains from the medieval period.



The oldest surviving houses date from the sixteenth century and were originally built using timber frames with wattle and daub infilling and thatched roofs and were later encased in flint or brick outer walls.

These early houses, homes to farmers and farmworkers, are scattered along the main roads of the village – The Street and Sea Road

– and formed a linear settlement with no obvious core. The manor house of the village, Midholme in The Street (R), was rebuilt in the nineteenth and twentieth centuries with flint walls and a tiled roof .



The other mansion, Preston Hall (L), a larger house with stuccoed walls, was built in 1838.

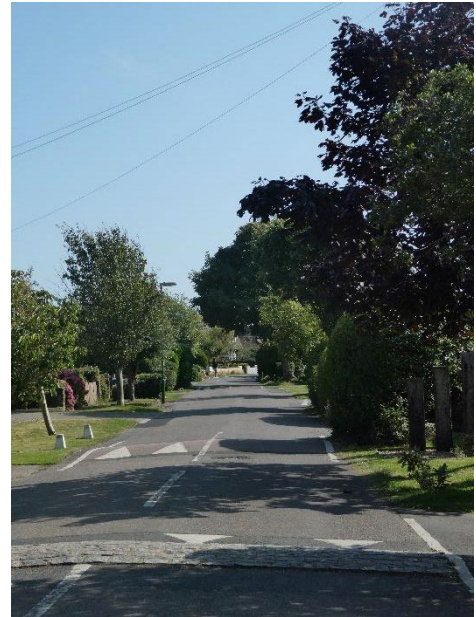


The village began to expand in the nineteenth century, as market gardening was added to the traditional farming activities. A coastguard station was established about 1820, leading to the construction of the Coastguard Cottages in South Strand (L). The new buildings had flint or rendered walls and many

had slate roofs. The coming of the railway in the 1840s initially transported produce to the markets, but it also brought holidaymakers and retired people to the village. The first houses built for these newcomers are the Edwardian villas in Sea Road (R).



Private estates set the style of development in the village in the first half of the twentieth century. The Angmering-on-Sea estate, started in 1913, was laid out as a garden estate. Roads were lined with flower beds, shrubs and trees; the houses had rendered or half-timbered walls and tiled roofs.



The Willowhayne estate, begun in the 1930s, has roads bordered with grass verges with occasional groups of shrubs or trees. Most pre-war houses were large, and had half-timbered or rendered walls and tiled or thatched roofs. Those built post-war were smaller, many were bungalows, and their setting was influenced by American fashions, with open front gardens.





One of the more recent additions was built in the late 1990s in the Arts and Crafts tradition - "Seafield" in Seafield Road, designed by Neil Holland (L).

A large number of properties, especially on the Willowhayne Estate, have either been completely rebuilt, had new houses constructed within a plot, or been updated in recent years. Some retained their original footprint but used completely new materials with modernised design and others were much enlarged. The results have been mixed in their success in maintaining the character of their neighbourhood, though a number have fitted in well.



Outside the estates, development initially followed the main roads of the village. New roads began to be built over what had been nurseries and



farmland in the later 1930s. Local authority housing was provided in the north of the parish (L) while private developments, mostly of bungalows, were constructed on many other sites. Development accelerated after 1945, and the village had virtually achieved its present form by the early

1970s. In some places large pre-war houses were demolished, or their gardens developed and replaced by closes of bungalows .



The workhouse, which had dominated the centre of East Preston from 1872, was demolished in 1969 and a new road, Fairlands (R), was built through the site.



Development in East Preston has thus followed a random pattern, reflected in the patchwork of small closes and roads, many containing buildings of varying styles from different periods.

2.2 Designated and non-designated heritage assets

The parish contains part of the Rustington Conservation Area (along both sides of the western end of Vicarage Lane and ending by the parish boundary along Station Road). The Conservation Area was designated in March 1986 and extended in July 1994. The buildings in the parish which are also statutorily designated heritage assets are listed in Appendix II.

It also contains two Areas of Character (AoC) at Elm Avenue, Golden Avenue (Part) Kingston Lane (Part) and North Lane (Part); and at Seafield Road, Sea Road (Part), Palm Court Cottages and South Strand (Part). ADC has also identified a number of Buildings of Character in East Preston (see Appendix III for these and for descriptions of the AoC) – Policy HER DM2 of

the ALP. The EPNP clearly identifies a number of new non-designated heritage assets which are deemed to meet the published criteria. Once the review of the NP is complete, the list of assets included within this plan will also be added to the Arun Local List, which is non-statutory, but has weight in assessing planning applications, in order that the special character of such buildings is respected (Policy 12). Any works carried out should preserve or enhance the building and any features of architectural or historic interest retained and appropriate materials used.

2.3 Development after the 2008 VDS

Apart from the area associated with the Manor Road Garage, where the original listed building was successfully converted into housing (R), which resulted in new houses along Manor Road and the new development at Beltane Close, all completed by 2013, there have been no large developable sites in East Preston for many years.

Subsequent new housing therefore

results from the demolition of older properties on large plots. It is regrettable that some developments carried out since the VDS was accepted as a supplementary planning document have not been consistent with the character of the areas in which they are set, nor



reflected the variety of building styles characteristic of the village. Some, however, have very successfully provided more homes and have been built in keeping with their surroundings – following the guidelines for their Character Area. Pictured L is one at the southern edge of the village, Tudor Lodge, which is in an Area of Character opposite the Coastguards Cottages

and on the following page are two developments in The Street, harmonising with their historic surroundings opposite a listed building (Wistaria Cottage). Their scale, design and the materials used are ideal for fitting into and enhancing the area in which they are set.

The two developments, looking south down The Street (L) and North, where Wistaria Cottage can be seen opposite the new cottages.



It is notable that the houses set away from The Street (shown here L) adopt an Arts and Crafts-type style which subtly adds to the variety of building designs characteristic of the village, and avoids generic estate planning.

2.4 ROADS AND PATHWAYS



The tranquillity of East Preston is protected by its being an island site: only Old Worthing Road,



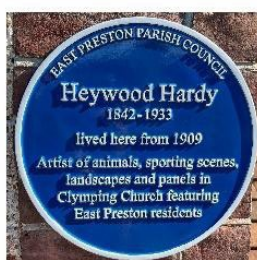
Worthing Road and Station Road on the northern edge of the parish connect to other local routes. All the other main roads of the village end at the sea, so that they are only used by local traffic.

Apart from Sea Road, most East Preston roads have curving lines and have plenty of trees, grass verges and well-planted gardens on each side which all reflect the “country atmosphere” that many of the residents here think is so attractive about the district.

Street Furniture: Scattered along the roads are various

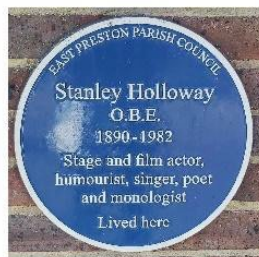


old street signs and some post-boxes of individual design which should be preserved.



The Parish Council has also initiated a Blue Plaque System within the Parish. To date there are four properties with blue plaques:-

67 Sea Lane – Edith Ayrton and Israel Zangwill



Forge House, The Street – Heywood Hardy

35 Tamarisk Way–
Sir Stanley Holloway



Craig House, South Strand – Sir Maurice Craig

Decorative street lamps at the northern shops also enhance the street scene. In addition, the Queen Elizabeth II Platinum Jubilee Clock, located in the middle of the village, will eventually form part of our heritage assets in the future.



2.5 ENVIRONMENT AND ECOLOGY



The village, as described in Policy 6 of the NP is well supplied with public open spaces which enable wildlife to flourish. Bats (soprano pipistrelles, noctules and serotines, and possibly more species) are to be observed in Langmeads Field (L) in summer months, swooping to feed on



chafers and the other abundant insect life around the trees there. The most spectacular of the latter are stag beetles, pictured above, which can also be spotted elsewhere in the village.

In addition, private gardens with their trees and bushes provide a green corridor for bats and birds, and also for a wide variety of animals: badgers, foxes, hedgehogs, rabbits and squirrels. The usual garden birds and owls can be seen and heard throughout East Preston, while hundreds of seagulls, oyster catchers and sanderlings gather on the beach during the winter. Additionally, frogs and toads feed on the insects which include damsel flies, dragonflies and many types of butterflies.



One of the more striking plantings is the tamarisk hedge along the beach, shown here, along with vegetated shingle. The hedge is maintained by the Willowhayne Estate, which looks after the greensward owned by Arun DC. It is a relic of such hedges that lined the South Coast almost continuously in this area. The destruction of these tamarisks was

being bemoaned as long ago as 1929 (*“The West Sussex Coast and Downs” – a report of the Arundel, Littlehampton, East Preston and District Joint Town Planning Advisory Committee by Arthur Schofield*).

In recent years, there have been a number of flooding events, caused by unusually concentrated rainstorms. (Roundstone Lane in April 2024 is pictured R). It is therefore essential that any conversion of front driveways for parking takes drainage into consideration, using only permeable materials and ensuring adequate provision for surface water runoff for these increasingly frequent extreme events. *[see Policy 8 in the EPNP]*



3. GENERAL DESIGN GUIDELINES

The dominant characteristics of East Preston are roads lined with greenery, low buildings and in most Character Areas a low density of development, with nearly half of all homes detached. All these features combine to create a sense of space and openness. Para 4.11 of the NP emphasises that density of development must always be low enough to permit the provision of soft landscaping around any new building, so that these features are preserved. The variety of building styles that has been created by the village's history is unified by the abundance of greenery, and the coherent palette of building materials used in particular locations.



character areas into which the village has been divided. **These are intended to be used by Arun District Council in conjunction with its own Design Guide when it assesses developments for which planning permission is required, and also to be used voluntarily by residents when they are planning alterations for which planning permission is not required under permitted development regulations.**

3.1. Roads

Their green appearance should be maintained.

- Trees and shrubs growing on the roadside verges should be preserved or enhanced.
- New entrances should be as unobtrusive as possible
- High fences and walls should therefore, if possible, be avoided. It should be noted that the police advise against them (www.sussex.police.uk/cp/crime-prevention/protect-home-crime/keep-burglars-out-property/)

3.2. Soft landscaping: Consideration should always be given to adding or retaining soft landscaping whenever development takes place so that the greenery mentioned above which is one of the attractions of East Preston can be preserved. This is especially important at the front of a building, even if, as is proving increasingly the case, a drive or even the whole front garden is used for parking. A low fence or wall with a hedge or shrubs either behind or in front of it enhances and softens the appearance of a dwelling, mitigating the utilitarian nature of parking provision. Shrubs or planting near the main structure can perform the same function, and all vegetation can provide food and habitats for wildlife.

The example shown *right* has an attractive front fence and follows the guidance for sustainable drainage, but vegetation, even if only along the front, would much improve what is at the moment a bare area.



3.3 Biodiversity net gain and wildlife habitat provision

Householders should consider adding bird or bat boxes when undertaking any changes around the home, as well as providing more planting. (see *Arun DG Chapter E and NPPF 180 and 185*).



3.4. Twittens (such as that shown to the left) should be preserved and their condition improved, while retaining hedges and trees that shelter wildlife.

3.5. Parking should preferably be provided at the side or rear of new buildings or in garages, rather than in front gardens. If the latter is unavoidable the regulations on permeable surfaces should be

strictly followed and soft landscaping should, if possible, be used to screen the parked cars, such as is shown to the right. Parking provision should be sufficient to avoid any increase in unacceptable on-road parking.



3.6. Density: new developments should complement the neighbouring buildings which should:

- not be significantly greater than the existing density in a road nor be so high as to prevent the provision of enough soft landscaping around new buildings to preserve the character of the area.
- The maximum density compatible with these requirements is likely to be 40 per hectare for houses and 50 per hectare for flats, but higher densities might be acceptable if it was possible to demonstrate that the character of the area would be preserved

3.7. Height: New buildings should not be significantly higher than existing buildings in a road.

- New or enlarged buildings should not have an overbearing effect on adjoining properties, **including those to the rear**
- Bulky rectangular buildings should be avoided
- Large flat roofed buildings should be avoided



3.8. Design: New buildings should be compatible with, but not necessarily similar to, the existing buildings in a road. The two developments shown to the left, while not individually unacceptable, are too similar to each other, where a greater variety in design and materials would better have reflected the character of East Preston.

3.9. Materials used in new buildings and in the redevelopment of existing ones should blend in both colour and texture with those used in existing buildings in a road. However, this does not mean “matching” and if an area is characterised by a variety of styles, uniformity should be avoided (see photo above).

Given the variety of designs and colours, there is wide scope, but the palette of traditional buildings in Sussex (the browns and terracotta of



tiles, and brindled grey of flint – exemplified by Willowhayne Cottages, pictured L) can provide a guide to what will fit in. If a more modern appearance is desired, stark bright white should perhaps be avoided, as a variety of off-white or cream tones are available for surface finishes which would be warmer and more attractive.



While the terraced houses shown L were built to the same basic design, the use of

different materials has resulted in a significant difference in appearance.

- Flint walls of buildings and gardens should not be painted.

3.10. Extensions should be designed to be visually subservient to the existing property and should preserve the amenity of the original and neighbouring properties in terms of privacy and overshadowing. The rectangular mass of the extension shown on the photo below to the right has been added with no thought given to the original design or the angles of the old roofs.

- Extensions at the front of buildings should be avoided if they would be visually obtrusive and incongruous in the street scene – rear extensions may be more appropriate
- Side extensions should normally be distinguished



from the original building by a step in the roofline and possibly in the outer wall, as in the example to the left.

- Materials and windows should be similar to those in the original house
- The original roofline should not be changed in a manner which would be detrimental to the street scene and appearance of the building, where rooms

are to be constructed in the roof

- **Where roof lights have to be placed at the front** care should be taken to place them so that they do not present a haphazard appearance
- **Dormer windows** should be:-
 - Small enough to be subordinate to the appearance of the roof as a whole, as shown on the right. The ridge of the dormer should be appreciably lower than that of the



main roof. The two examples on the left, built some years ago, are considered inappropriate in being so close to, or even protruding above, the original roofline

- Preferably at the rear of the building
- With pitched and tiled roofs where the original architecture is in a more traditional style
- With tiles that match those of the rest of the roof

3.11. Alterations: New windows and doors should if possible harmonise with those of the rest of the building (unlike the windows at the left of this row of cottages) and with those of other houses in the road, if these are in a similar style.



3.12. Infill Development should follow the guidelines in Chapter P of the Arun Design Guide. There have been excellent examples in East Preston, cited in **2.3** above: the two developments opposite Wistaria Cottage in The Street and that at the south of Sea Road near Palm Court Cottages have all taken account of surrounding buildings in their design, but have avoided copying or pastiche.

Such larger scale infill, or individual houses built along the existing building line is the ideal. Backland development of one or two houses should be a last resort, and great care should be taken to relate the new building(s) to existing ones so that access is not constrained and that privacy and amenity is retained for all dwellings.

3.13. Public open spaces should be preserved and where possible enhanced.

- They should be protected from tall and intrusive development near their boundaries
- Views to and from the beach should be preserved

4. CHARACTER AREA ONE

This is an area of detached mainly two-storey houses built on relatively large plots. Much of the development occurred before 1939. Post war building followed a similar layout though in different architectural styles. Nearly all roads are flanked by verges, and there are few footpaths. The area comprises predominantly the private estates, the Angmering-on-Sea Estate and most of the Willowhayne Estate, plus Elm Avenue, Woodbridge Park and some similar roads.



The part near **the beach** is the area most sensitive and vulnerable to future development. The value of land near the sea is high and present building is at a particularly low density.

VERGES – preserved and ENTRANCES kept small
HIGH WALLS or FENCES to be avoided
PARKING – in garages or at the rear; DENSITY retained;
HARMONY – in palette and texture of materials, while preserving variety in the street scene; height; building design; new windows and doors and of extensions with original building;
NO large rectangular buildings, extensions or dormers. Consider IMPACT of new buildings or extensions on NEIGHBOURING properties alongside or at the rear; Preserve views to and from the BEACH

The guidelines below do not preclude the construction of **buildings of contemporary style**. High quality architecture, in an appropriately landscaped setting, is an aspect of this character area. This feature should be retained, always provided that any new development does not clash with its surroundings.

4.1. Materials Care must be taken when choosing materials and finishes to ensure that the resulting building will reflect the variety of colours and designs in this Character Area. Starkly monochrome finishes can produce a bland and lifeless building but when executed well,



as in these two examples, this palette, especially when mitigated by varying textures, such as wooden cladding details (as at L, just outside the parish but on a road in this Character Area), can produce a welcoming stylish house.

4.2. Soft Landscaping

Generous planting of hedging and shrubbery around a house is especially characteristic of Area One, and should be employed in any development or re-development here, especially instead of high walls and fences, which do not enhance the street scene, nor ensure security.



4.3. Roads: Pavements should not be constructed

4.4. Density: The relatively large gardens should be retained, as they are characteristic of the area, so:-

- **No blocks of flats** should be permitted
- **Extensions** should not be so large as to reduce significantly the amount of garden around a dwelling.

4.5. Height of:-

- new buildings should not exceed the appearance of two main storeys.
- existing buildings should not be increased to give the appearance of being above two storeys

4.6. The setting of listed buildings and buildings of character (see Appendix II) should be protected.

4.7. Individual design features should be retained in any new buildings and extensions in some parts of the area, for example:-

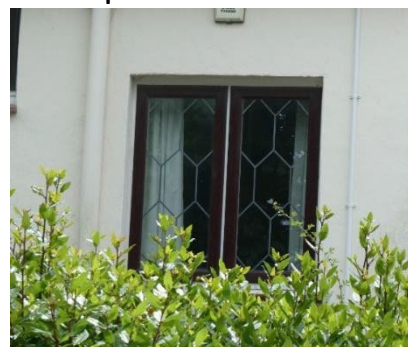
- Hexagonal leaded window lights in Elm Avenue and Golden Avenue



- Half-timbered styles in Elm Avenue,

Golden Avenue and Seafeld Road

- Rendered walls in the Angmering-on-Sea and Willowhayne Estates and Seafeld Road



5. CHARACTER AREA TWO

Dwellings in this area are predominantly bungalows, built mostly at a slightly higher density than in Area One. Most were built between the 1950s and the 1980s, though the earliest are pre-war. The uniform appearance in the individual roads and closes is very characteristic of this group, as the bungalows were usually all built at the same time using similar styles and materials.



The majority of roads, such as Worthing Road, Normandy Lane and Drive, Clarence Drive, Vermont Way and Lavinia Way, are public roads, so there are pavements, but others (the Hazelmead Drive area, The Roystons and part of the Ridings) are private and have none – just large grass verges.



VERGES – preserved and ENTRANCES kept small
HEIGHT and DENSITY of prime importance here;
preserve ROOFLINE.

HARMONY – in materials; height; building design;
new windows and doors and of extensions with
original building;

NO large rectangular buildings.

5.1. As the defining characteristic of this area is its openness and the low building height it is especially important that there should be no increases in height

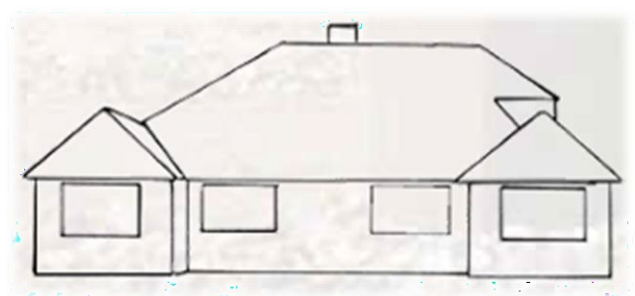
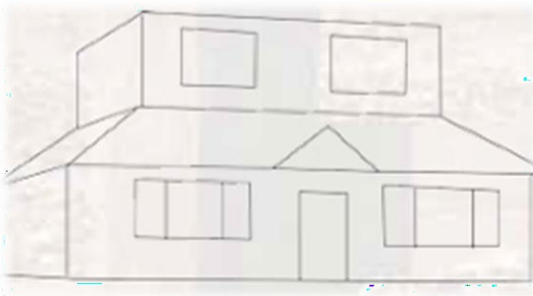
5.2. Verges: No pavements to be constructed where there are now none



5.3. Front Gardens: Low front walls or completely open frontages are characteristic of this area, giving an spacious quality to the street scene.



- No new walls or fences around front gardens
- No increase in the height of existing walls or fences around front gardens
- **Extensions** best placed at the rear.



Both these extensions, in their different ways, unbalance the design of these dwellings

- Some hip-to-gable extensions at the front of a property have been allowed in recent years, which has disrupted the profile of buildings along a road. Where front hips are present in a road, it is desirable to retain them. Similarly, the lower heights of most dwellings in this Character Area do not lend themselves to side hip-to-gable alterations unless they are set back from the front elevation, or have half-hips added instead of a straight gable, as otherwise too boxy a design is the result.
- Where individual design features within a small area are present, such as the arched porches in Clarence Drive (one example is

pictured here), they should, if possible be retained either as originally built or incorporated in any alterations.



6. CHARACTER AREA THREE

Character Area Three is based upon the ancient village of East Preston and some surrounding roads. It is characterised by the surviving old buildings of the village, 14 of which are listed, and most of the buildings of character in the village, including those added to the Local List by the Reviewed EPNP (para 4.71) – all of which are listed in Appendix III. But



the old buildings are mixed with new buildings, so that blocks of flats adjoin old listed cottages, and the area contains a great variety of heights, designs and materials, ranging from the flint or half timbering of the old houses to red brick of the more recent developments. Density also varies greatly here, and is high in some parts. The main roads in this area include The Street, Sea Road, the southern part of North Lane, the south side of Worthing Road and the east side of Station Road.

VERGES preserved; ENTRANCES kept small;
EXTENSIONS appear subservient to host building.
HARMONY – new buildings and extensions -
in materials; height; building design; new
windows and doors and of extensions with
original building;
NO large rectangular buildings; consider
IMPACT of new building or extensions on
NEIGHBOURING properties, alongside and at
rear.

6.1. Any new building or alterations in this area must be treated with great care and sensitivity because of the historic character of many of the buildings, and its importance as a centre of village life. [see R the sympathetic updating of a modern house next to the listed Beehive Cottages on Sea Road]



6.2. Reminders of the old village along roads or in gardens must be preserved

- Flint walls
- Ancient hedges
- Trees



6.3. Building Density:

- Some increase may be acceptable if it can be provided without altering the character of the road
- Flats, such as the two developments next to each other on Worthing Road shown R, are acceptable if designed to harmonise with the existing buildings
- Sufficient soft landscaping should be provided around new buildings to ensure they blend with other buildings in a road.



6.4. Height as set out in the general guidelines should match that of other buildings

- The open character of the roads, due to the large number of low dwellings, must be preserved. Increased height should not be allowed to spread along a street because of one or two tall blocks
- Buildings should not normally exceed two storeys
- Three storeys should only be permitted in small clusters of buildings of this height.

6.5. New buildings should be appropriate to a village setting. Good examples of such developments are those mentioned above (2.3) along The Street and at the south end of the village. The new blocks of flats along Worthing Road have also integrated into the street scene because they are set back and there is some soft landscaping to mitigate the massing of the buildings.



6.6. Materials: should resemble those in old village buildings



- Flint
- Local bricks
- Walls rendered in appropriate colours
- Roofs of thatch, slate or clay tiles

6.7. Extensions are best placed at the rear in this area.

6.8. The setting of listed buildings and buildings of character (see Appendix II and Appendix III) should be protected.

6.9. Areas of special sensitivity that deserve **protection** from unsympathetic development in their immediate surroundings are:-

- The Green in Sea Road (shown R)
- Warren Recreation ground
- Langmeads Field
- The Street south from Worthing Road to North Lane; North Lane and Sea Road south from The Street to 56 Sea Road
- The southern shopping area, Sea Road, especially Parade Mansions
- Coastguard Cottages, Palm Court Cottages and Seafield Road Area of Character



6.10. Shopfronts: should be designed to harmonise with the neighbouring styles and colours

- Major changes in style of individual units should be avoided.

7. CHARACTER AREA FOUR

This is a more densely developed area of the village. It contains mainly terraced or semi-detached two storey houses of uniform design. Brick and tile are the predominant materials. Roads have pavements and, usually, grass verges. Parking creates problems in many places because most houses do not have garages or driveways. Many front gardens have been converted into parking spaces, and grass verges have been damaged by parked cars. It benefits, however, from proximity to green spaces at Lashmar Recreation Ground, East Preston Football Club and the allotments (shown below).



VERGES – preserved, with the exception mentioned below

HEIGHT unchanged; preserve ROOFLINE.

HARMONY – in materials; building design; new windows and doors and of extensions with original building; consider IMPACT of new building or extensions on NEIGHBOURING properties, at sides and rear.

NO large rectangular buildings or long unbroken facades



L: sustainable drainage and good soft landscaping. R: does not show sensitivity to neighbouring properties which are nearly all traditional brick and tile. It is also possible that the driveways here are less permeable.



7.1 Grass verges CAN be removed in roads where there is inadequate parking space.

- Trees should be retained or replaced where possible, or new ones planted between parking bays.

7.2. Density: Some **increase** in density may be acceptable if it can be provided without altering the character of a road.

- Flats may be acceptable if adequate soft landscaping can be provided to ensure that they blend with existing buildings in a road.

7.3. Height of new buildings should not exceed two storeys.

7.4. Front gardens: low front walls or open frontages are characteristic in most of this area.

- No new walls or fences around front gardens
- No increase in the height of existing walls or fences around the front gardens.



7.5. Extensions should generally be constructed at the rear of dwellings, to avoid alterations to the facades.

- If rooms are constructed in the roof, the style of the present roof should be retained
- The rooflines at the eastern end of Roundstone Drive (part of which is shown below) should be protected



7.6. Lashmar Road Recreation Ground The surroundings of this open space should be protected by not having large buildings constructed in the roads adjoining it.

APPENDIX I: Road List with Character Areas and special features

Road	Area	Special Features
Angmering Lane	1	Brick pillar box; old parish boundary ditch
Appletrees	2	
Bay Trees Close	3	
Bay Trees Garden	3	Flint wall of former kitchen garden
Beaumont Court	4	
Beechlands Close	2	
Beltane Close	3	A new development built with mostly traditional materials, reflecting the historic character of the surrounding area
Boundary Way	2	
Brou Close	2	
Chestnut Court	3	
Cheviot Close	4	Open frontages
Chiltern Close	2	
Clarence Drive	2	
Club Walk	1	
Copse View	3	Surrounding trees; flint and brick wall
Cotswold Way	4	Open frontages
Eastern Close	2	Open frontages, especially along footpath
Elm Avenue	1	Area of Character; brick pillar box
Fairlands	3	Flint walls
Farm Acre	4	Open frontages
Fincham Close	3	Brick wall bordering Sea Lane
Flint Close	4	Open frontages
Forge Close	3	
Golden Avenue	1	Area of Character; old road sign at junction with North Lane
Hazelmead Drive	2	Open front gardens
Hillview Crescent	2	
Homelands Avenue	1	
Kenhurst, The Street	3	Flint boundary wall
Kerry Gardens	3	

Road	Area	Special Features
Kingston Lane	1	Area of Character
Kithurst Close	1	
Lashmar Road	4	All apart from the houses below
Lashmar Road	3	Houses south of the Schools on west side
Lavinia Way	2	
Lime Tree Close	3	
Madehurst Close	1	
Manor Close	3	Flint walls
Manor Road	3	Nos.1-22 evens and 1-35 odds; listed building
Manor Road	1	Including “The Crescent”. All from nos. 24 evens and 37 odds
Meadow Park	1	
Mendip Close	2	
Michel Grove	1	Some open frontages
Midholme	3	Flint walls
Mill Pond Way	4	Open frontages
Montpelier Road	2	Including Beechlands Court.
Myrtle Grove	1	
Normandy Drive	2	
Normandy Lane	2	
North Lane	3	No. 50 and up
North Lane	4	Nos.1-49; old road sign by level crossing
Nursery Close	2	
Oakley Gardens	3	Open green and trees
Old Worthing Road	4	
Orchard Road	2	Nos.1-37
Orchard Road	4	Nos. 38 and above; open frontages
Pinewood Close	2	
Roundstone Crescent	4	Remnants of old field boundary hedge at east end
Roundstone Drive	4	
Russells Close	2	Open or very low frontages
Saxon Close	2	Nos. 1-15, plus 17 and 19
Saxon Close	4	Nos.16, 18 and 20 and above

Road	Area	Special Features
Sea Lane Close	1	
Sea Lane	1	Evens, from no.26 upwards; odds, from no.55
Sea Lane	2	Odd nos. 27a - 53
Sea Lane	3	Nos.1-27 odd and 1-24 evens; three Buildings of Character; wide grass verge with trees and brick wall
Sea Road	3	Four listed buildings and several Buildings of Character; flint walls; Area of Character at south end
Seafield Road	1	Area of Character
Seaview Avenue	1	
Seaview Road	1	A number of notable mock-Tudor houses on the south side, built at the same time as the Buildings of Character in Sea Road, as part of what was to be the Normandy Estate
Seawaves Close	2	
Selborne Way	1	
Selhurst Close	1	Open frontages
Somerset Road	4	
South Strand	1	All apart from Coastguard Cottages, Strand Court, Palm Court and Tudor Lodge; pillar box
South Strand	3	The Area of Character; Coastguard Cottages are Buildings of Character
South View	1	
St.Mary's Drive	2	Apart from "The Meadows"
St.Mary's Drive	4	"The Meadows"
Station Road	4	North of the Worthing Road junction
Station Road	3	South of the Worthing Road junction; part of Conservation Area; one listed building (the church); flint walls
Tamarisk Way	1	One listed building and three Buildings of Character
The Circle	1	

Road	Area	Special Features
The Croft	2	
The Drive	1	
The Framptons	2	
The Lawns	1	
The Nookery	1	
The Plantation	2	
The Ridings	2	1-27 (all) and 29-39 (odds)
The Ridings	1	All from 28(even) and 41 (odd) upwards
The Roystons	2	Open or low frontages
The Spinney	1	
The Street	3	Several listed buildings and Buildings of Character; flint Walls
The Way	1	
Tudor Lodge	3	Area of Character
Upper Drive	1	
Vermont Drive	1	Nos.1-7 odds and 2-14 evens
Vermont Drive	2	Odds: nos.9 and above; evens: nos.16 and above
Vermont Way	2	
Veronica Close	2	
Vicarage Lane	1	Area around Church (west end) part of Conservation Area; open frontages at east end
Warren Crescent	2	Flint wall
West Ridings	1	
Westfield Avenue	1	
Willowhayne Avenue	1	One Building of Character
Willowhayne Close	1	
Willowhayne Crescent	3	
Windlesham Gardens	2	
Woodbridge Park	1	
Worthing Road	3	Southern side (even nos.) Remnants of old field boundary hedge at east end – north of Roundstone Crescent; flint walls
Worthing Road	2	Northern side (odd nos.); grass bank; flint walls

APPENDIX II

Listed Buildings

Listed buildings

Buildings are “listed” by the government, on the advice of Historic England, if they are considered to be of great architectural or historical interest.

Demolition and alterations require planning permission; demolition is not normally permitted

Grade I Station Road



The Parish Church of St Mary

Grade II Sea Road



8 (Old Boxtrees)



26 (Bay Tree Cottage)



54 and 56

Grade II The Street



1 (Preston Cottage)



Forge Cottage



Midholme



Wistaria Cottage



Apple Tree Cottage
& Jasmine Cottage



Preston Hall

Manor Road



Manor Road Garage

Tamarisk Way



21 (Vista Point)

Appendix III

Non-Designated Heritage Assets Buildings of Character (Local List)

Buildings of Character were selected as being of high quality or special architectural or historic interest, although they did not meet the criteria for “listing”. The Made NP (Proposal 2) identified several additions to ADC’s original list, which the Modified NP has included in Policy 12 and are described in more detail below. Four more buildings or groups of buildings have been added (nos. 8 – 11 below). The determination of a planning application or other relevant consent should take account of the effect on the significance of an identified Local Heritage Asset. In weighing applications that directly or indirectly affect such an asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset concerned.

Details of buildings identified for addition to Arun DC’s Local List of Buildings and Structures of Character:-

1. **Far End and Brockhurst**, Sea Lane, originally one house built in 1887 and extended 1909. It has a plain and simple design with rendered walls and tiled roof. It was built by Henry Holiday, a pre- Raphaelite painter and designer of stained glass windows. He was a leading designer of stained glass from the 1860s to the 1900s and his work is found in Westminster Abbey, the Civil War Memorial in Washington and many churches. Holiday sold the house in 1906 to Israel Zangwill, the novelist and playwright, who extended the house and lived there until his death in 1927. His

Best and most influential work describes Jewish life in the East End of London, such as his novel “Children of the Ghetto”. He campaigned for a negotiated peace during the 1914-18 war and supported his wife, Edith Ayrton, in her campaign for women’s suffrage. The reason for designating this house is its association with the distinguished artist, the writer and his wife.

2. **Dene Cottage, formerly known as Vine Cottage**, 156 Sea Road was built in 1895 with Roman cement finish walls and slate roof. It remains unaltered and is the only survivor of a group of four cottages built to accommodate workers on the local market gardens. The reason for designating this house is that it is an unaltered example of a late nineteenth century artisan dwelling.
3. **Boatman’s Cottage**, 121 Sea Road was built circa 1830 as the dwelling for the officer commanding the local detachment of coastguards who lived in the adjoining terrace known as Coastguard Cottages, built in 1822 and which are already on the Local List of Heritage Assets. The building stands behind and to the north of the Coastguard Cottages. It is a detached cottage, similar in style to the adjoining terrace, with rendered walls and slate roof. An extension has been added to the left hand side of the façade but it is in the same style as the rest of the cottage. The reason for designating this structure is that it is an essential part of the Coastguard station at East Preston, the rest of which is already on the Local List of Heritage Assets.
4. **The Parade and Parade Mansions** on Sea Road were built in 1921-22 by Angmering-on-Sea Ltd, the development company founded by William Hollis to serve the Angmering-on-Sea Estate. The building was probably designed by Hollis, to provide shops for the new estate and accommodation for shop staff and other local workers. The building is L-shaped, facing north and west, with a clock to make a feature of the apex. It has four storeys, with shops on the Groundfloor and the two upper storeys set back behind a mansard roof. It is a good example of the style of the 1920s, with its half- timbered walls and slate roof and has become a local landmark. The reason for designing the building are its architectural and historic features, typifying the early development of East Preston as a holiday resort.
5. **Forge House** on The Street was originally a farmstead built in the eighteenth century and was enlarged in 1909 and 1913. Further

extension and division into two dwellings was made in 2005. It has flint walls and tiled roof and the extensions were undertaken sympathetically so that recent and older work cannot be easily distinguished. This house was the home of the artist Heywood Hardy from 1909 until his death in 1933. Hardy is best known for paintings of country scenes, animal and children, but he also painted a large mural of Jesus by a Sussex riverside, in Clymping church. The reason for designation is due to its historical interest and association with a well-known artist.

6. **Southsea Cottage** on The Street was Built in 1870 with rendered walls, flint-with-brick walls to the western boundary, a rustic porch and a slate roof. The building is little altered apart from modern window frames and a conservatory to the west. It was the village sub-post office from 1901-1911. The reason for the designation is that it is a good example of a relatively unaltered more substantial nineteenth century village house and is of local historical interest.
7. **The Hollies** on Worthing Road was built in 1854 as the residence of the bailiff for the farm owned by the Warren family of Preston Place. It has rendered walls and slate roof and remains unaltered. The wall around its garden is largely intact. The reason for designating the building is that it is a good example of mid-nineteenth century domestic architecture in unaltered condition.
8. **Nos. 84 -104 (even)** on the west side of Sea Road is a group of houses begun in the mid-1930s in mock-Tudor style as part of the projected Normandy Estate – though building work was interrupted by the war. All had been completed by 1943. Each house displays individual details in their brickwork and rendering and most also have half-timbered features, but all in a consistent architectural language which results in an attractive line of buildings forming a coherent cluster, even though some have been altered slightly, but sympathetically. The reason for designating these houses is that they are good examples of 1930s domestic architecture and form a striking group facing the Green at the south end of the village.
9. **The Conservative Hall** on Sea Road is an excellent example of an architect designed 1920s community building, opening in 1928. It occupies a prominent and central position in the village and is

surrounded by other notable old buildings. Its architecture is a modest example of the historic vernacular style popular in this period, displayed externally in its varied rooflines, eyebrow dormer windows, brickwork details, leaded light windows and curved entrance steps. Internally, the original parquet block flooring remains, along with part glazed internal double doors leading into the hall along with other original doors as well as attractive decorative plasterwork plaques on the wall.

10. **Bay Trees** is the old farmhouse to which the barn buildings already listed by ADC belonged. The substantial building probably dates to the early 19th century, though the flint-walled wing to the north could be earlier, and the portion beyond the eastern chimney is a later addition. It is in a prominent position on The Street, and bounded by attractive traditional flint walls.

11. **Spike Lodge**, The Street is the only building surviving from the Workhouse complex, with flint walls and slate roof. It was originally stables, then converted into the Engineer's Cottage in the 1920s and was sensitively refurbished in the early 2000s.

Buildings and Structures of Character in East Preston (those marked with * are the additions to ADC's Local List identified in Policy 12 of the Neighbourhood Plan)

Sea Lane



The House on the Bend with its storage building



Twitten House



*Far End and Brockhurst

Sea Road



East Preston and Kingston Village Hall



30-36 (Jackman's Cottages)



35 and 35b (The Old School)



*41, Conservative Hall



81-95



*The Parade and Parade Mansions



*Dene (formerly Vine) Cottage



* 84 – 104 (L)

*121, Boatman's Cottage

South Strand



1-8 and 10 (Coastguard Cottages)

Tamarisk Way



29 (The Breakers – L as it was, and R, as altered, which has diminished the character for which it was originally included on the Local List)



31 (Flagstones)

25 (Willowhayne House)

The Street



Bay Trees Barn, Middle Barn and South Barn



*Bay Trees



*Southsea Cottage



*Forge House



* Spike Lodge

Willowhayne Avenue



Number 16

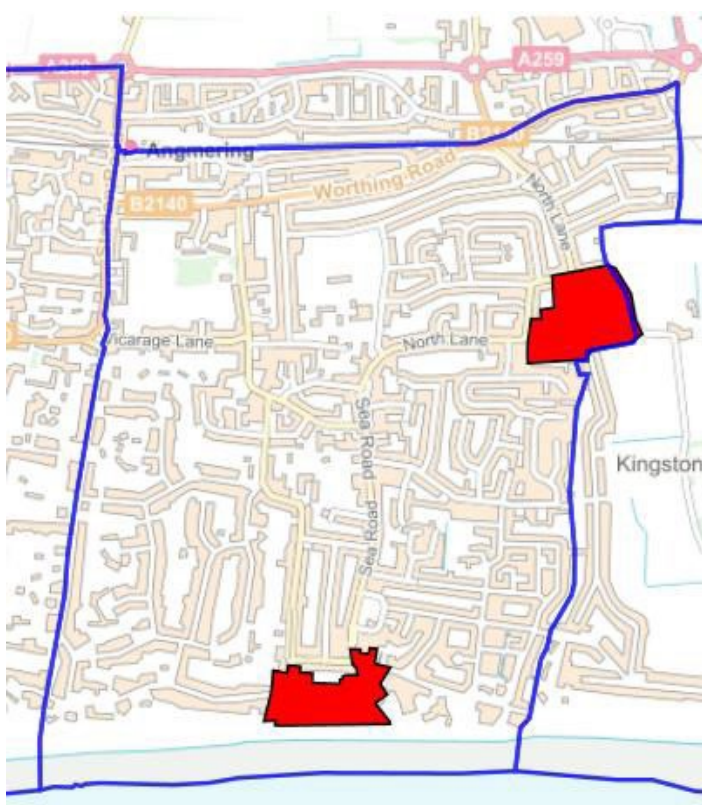
Worthing Road



*The Hollies

Areas of Character are those within Arun “with a distinctive character or quality worthy of protection” “Areas of character do not have the same status or level of protection as conservation areas. They will, however, be considered in the planning system. Some thought will be taken about their preservation and enhancement.” [from <https://www.arun.gov.uk/areas-of-character>]

Map of East Preston parish (from the parish council website) showing the South Strand etc. Area of Character to the south, and the Elm Avenue etc. Area of Character to the north-east



Elm Avenue, Golden Avenue (Part) Kingston Lane (Part) and North Lane (Part)

This Area of Character (shown in the map below) was designated by ADC in October 1996, as described at that time:-

“This area is characterised by dwellings of generally individual design, several incorporating attractive mock Tudor designs. Dwellings in the main are two stories in height.

It is an attractively landscaped area, with mature planting and grass verges predominating. There is a regular building line and the majority of the buildings are detached, set in their own spacious grounds. There is an appearance of low density and spaciousness about the area with space between buildings being an important feature. The view from Kingston Lane, across the fields towards Ferring (designated Strategic Gap – Policy Area 10 (II)) contributes towards a semi-rural setting.”

<https://www.arun.gov.uk/areas-of-character>



A more detailed appraisal, based on surveys in July and October 2024, is given below:-

The Area of Character (AoC) includes:

- 1-16 Golden Avenue (both sides of the road)
- 53, North Lane (south side)

- 1 – 24 Elm Avenue (both sides of the road)
- Maytrees, Kingston Lane
- Oakcroft, Kingston Lane
- Merrydown, Kingston Lane
- Pine Lodge, Kingston Lane
- Croft Cottage, Kingston Lane
- Mahoti, Kingston Lane

Location, Setting and Context

This Area is situated at the eastern side of East Preston, bordering the fields of Kingston parish. It forms a coherent group of individually designed houses, most of which are detached, and which are set in generous plots. The abundance of greenery, including mature trees, and wide grass verges contribute to a semi-rural character in this part of the village. The area provides a bridge between the more densely built up areas to its west and the rural lane and open farmland to its east, and also from the busy road to the railway to its north.

The character of this area is derived from the spaciousness of mostly large plots, detached houses and generous greenery. These attributes are enhanced by the many mock Tudor features of the houses, such as hexagonal leaded lights in windows, brickwork detailing above, individual porches, clay tiled roofs and traditional chimneys. They add to its charm and distinctiveness.

Historic Development

The historic village of East Preston originally comprised scattered farms and farm buildings, with a few cottages. The advent of the railway in the mid-nineteenth century brought more visitors to the area. The part of the village described here was developed much later, on old nursery and farm land, to cater for the increasing numbers of people wishing to make their homes near the sea and in a semi-rural area – either as their main home or as a holiday home.

Most of this Area of Character was developed on land which had been owned by the Warren family and which was sold after the First World War. A number of houses were developed by G L Doddington, who lived at North Lane and later Elm Avenue, from

about 1920, continuing to build even after the Second World War. The earliest houses are the smaller ones along the south side of North Lane and Kingston Lane, along with the three houses (Merrydown, Oakcroft and May Trees) to the south. These are recorded on Ordnance Survey maps of the early 1930s. The majority of houses along Golden Avenue and Elm Avenue, which are mostly mock-Tudor, were already built by the end of WW2, according to the maps of the mid-1940s. Nos. 2, 4, 8, 10 and 19 Elm Avenue appear to have been built after the war, but still retaining the spacious plots and generous planting.

Notable properties

North Lane to Kingston Lane



L shows Pine Lodge, one of the older houses, sympathetically extended, using vernacular-style materials, and with a new timber annexe, appropriate to these rural surroundings.



Mahoti, above L, is possibly one of the earliest examples of the mock-Tudor style typical of this neighbourhood, and although it looks as if it could possibly have been intended as two cottages, the early maps show it as a single dwelling on its own plot, though no.53 North Lane, above R, which is in a similar position between the four pairs of angled corner semi-detached houses, was indeed originally two, as is evident from its appearance, though it has also been a single dwelling for some time.



These two houses, Maytrees (L) and Oakcroft, which is another of the early houses displaying half-timbering (reproduced when the house was extended some years ago) are notably secluded along winding tree-lined Kingston Lane, and the former especially shows the restrained cottage-style design of the 1920s development here.



Golden Avenue, where the houses are closer together, show the characteristic mock-Tudor design language to greatest effect, with nos. 5 and 7, shown R, being an especially striking pair. Although displaying similarities in style, each house in this Area of Character is individual. Not all the structures have half-timbering, but are, with few exceptions, rendered in pale colours with brickwork. All have clay tiled roofs, so the palette is restrained and harmonious. The house below shows one of the ways each building adds individuality, in this case, with the attractive porch.



Most houses in this part of Golden Avenue have a cottage-type design, with small dormers, with some exceptions, such as the large gables of no.5 (above).

No. 16, on the corner of Golden Avenue and Elm Avenue, has a number of features worth noting, such as



this south-facing balcony, the typical hexagonal leaded windows, attractive porch, and garage gable timbering echoing the porch design – all individual to this house.



Elm Avenue

The houses here are on larger plots, with generous soft landscaping, though the mock- Tudor details might not be as strikingly individual as in Golden Avenue.

23, Elm Avenue shown L, is an example of this mock-Tudor style, with the noteworthy hexagonal leading to the windows. Hedges also contribute to the garden effect.

Not all the Elm Avenue houses are half- timbered, with some being rendered, and even reminiscent of Mediterranean styles, such as no.21 below, with its interesting arched windows



Spatial analysis

The character of this area is influenced by its proximity to the fields of the Gap between Settlements, and by the narrow country lane to the east, providing a contrast to the bustling traffic and denser housing to the west and north.

The character and interrelationship of Spaces within the Area

This is a relatively small area, linked by architectural style and especially by generous soft landscaping, especially along Elm Avenue, leading from busy North Lane, flanked by wide verges, towards the striking poplars and fields to the east, and to Kingston Lane, which is a winding country lane, lined with greenery.

Key Views and Vistas: Kingston



e: View down Kingston Lane looking South

(R) view
NE
towards
Somerset Road,
though
this field



has recently had permission for a housing estate, so will present a less rural vista.



(L) Looking S
past Pine
Lodge
and (R)
looking
W
towards
North
Lane



(L) Looking
north- east,
showing
equestrian/rural
activity in
Kingston parish,
with (R)
views towards
Highdown Hill in
the South Downs
National Park.



Elm Avenue provides one of the more striking views, coming from the busy roads to the west, towards the tall poplars and countryside of Kingston Lane and the neighbouring parish.





This view looking south from North Lane down Golden Avenue, with the old finger post at the junction, gives a good introduction to this Area of Character and an indication of the generous planting here.

(R)Golden Avenue: looking north towards the junction shown L



Character Analysis

The majority of houses reflect the style of the period in the wish to create a country cottage, such as town-dwellers would wish to visit for weekends, or longer holidays. Most are considerably grander than the originals they were imitating. This particular area of East Preston reflects the aspiration to reside in a country village setting with more coherence than in other parts of the parish.

Building Facades

Are varied, but are either rendered, brick, or half-timbered. Most have feature windows, front doors and porches, and show houses of substance and character. The mock timbering is applied in a variety of patterns contributing to the individuality and interest of these houses. This is enhanced by the different styles of front porches, front doors and gables. Two roof barn hips (pictured) and the quaint, small windows of Mahoti and 53 North Lane (pictured above) and the occasional balcony give further interest. Other properties have plainer rendered facades but retain a pleasing and harmonious appearance through attractive windows, many with leaded lights, pitched roofs, chimneys, gables, dormers and other features which sit comfortably with their neighbours and create a look of balance and unity.

Roofs As has been noted, all the houses have clay tiles; many have dormers and gables, and there are a couple of examples of barn hips on Elm Avenue (pictured above)



The example in Golden Avenue (L above) shows imaginative positioning of windows, as well as the characteristic hexagonal leaded lights – as on the other example here.



Chimneys are also usually a strong feature of most of the houses in the area.

Windows hexagonal leaded lights are characteristic of Elm Avenue, as is the half-timbering.



Doors and Porches have already been noted as showing individuality. One (L) even combines the leaded lights with a characterful front door.

Boundaries are in the main green, with hedges of varying heights, and with only a few low walls and wooden fencing, apart from some corner properties. Some low post-and rail fencing is used to good effect, reflecting the countryside impression. Front boundaries along Kingston Lane have retained generous hedging, which reinforces such an atmosphere. It is unfortunate that some recent work in other parts of the Area of Character has included high front boundaries of inappropriate materials (as R).

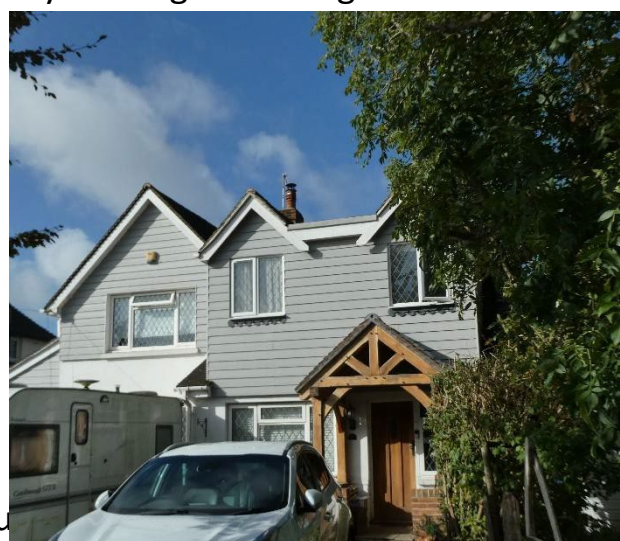


Buildings or Structures that Detract from the Character of the Area



While the house itself, shown to the left, and its garage annexe are appropriate, and most of the front boundary has retained good hedging, the main entrance and driveway are not reflective of the countryside setting originally envisaged on Kingston Lane.

Again the front boundary material of the Elm Avenue fence pictured higher on this page detracts from the overall generous greenery and country feel of this road. While the house pictured R has an attractive porch and flint front wall, the cladding material and its colour are inappropriate to Golden Avenue and unfortunately detract from the character of the area.



Overall, though, this Area of Character deserves to retain its designation as such. It meets all the stated criteria in having been substantially built before 1939, having a recognisable and distinctive special character worthy of protection, containing buildings the majority of which are distinctive or of a high quality design and appearance, in an area identifiable and cohesive. The generous soft landscaping and semi-rural atmosphere, bordering an historic country lane, are also worthy of note.

Seafield Road, Sea Road (Part), Palm Court Cottages and south Strand (Part).

This Area of Character (shown in the map below) was designated by ADC in December 1997, as described at that time:-

“The nature of the area is diverse, consisting of the private estate along Seafield Road, Palm Court and Coastguard Cottages (part of South Strand).

1 – 8 Coastguard Cottages all contribute greatly to the character of this area. They are of simple design, rendered with slate roofs and have attractive lead covered porches. These are set back from the road with a paved frontage and small hedges screening them from the road. These cottages are of historical importance to East Preston. They were built around 1820 to house customs officers and their families who patrolled the shore to combat the widespread smuggling along the Sussex coast.

Palm Court Cottages form an attractive gabled terrace with herringbone detailing and mock timber framework. The buildings form a curved enclosure and the boundary walling and hedges are important to this enclosure.

A lack of paving enhances the informal character of South Strand.

Sea Road.

The stretch of Sea Road to Seafield Road is a narrow coastal lane with no formal road markings or pavement. This, combined with hedges and small trees, contributes towards an informal character. The road is defined by a flint wall and the view towards the sea is impressive.

Seafield Road

The private estate of Seafield Road consists of a wide, informal road with no markings or formal footway. The road frontages are dominated visually by mature hedges, and with trees and hedges within the curtilages, all contributing towards an attractive streetscape with soft landscaping.


The residences on each side of Seafield Road are set back from the road, especially so in respect of some properties on the southern side creating a sense of spaciousness. There is a wide variety of design; each house is individually designed illustrating how the estate has developed over time. The density of this area is very low. At the western end of the road is a medium height wall, forming an enclosure to the estate.”

<https://www.arun.gov.uk/areas-of-character>



A more detailed appraisal, based on surveys in December 2016, February 2017 and August 2024, is given below:-

The Area of Character (AoC) includes:

- 123 Sea Road: “Canine Design” shop [the building to the north was not included in 1997, and has been substantially altered since then]. To the east, “Boatman’s Cottage” was also not included, in spite of being part of the Coastguard
- 

Cottages group. This had been the Chief Officer's Cottage and **is now included in the AoC.**

Boatman's Cottage in 2014: photo in List of Buildings of Character shows it in 2024



- “Corner Cottage”, 125 Sea Road
- 10, South Strand and 1-8 Coastguard Cottages.
- Tudor Lodge (a recent development of the site of a

bungalow into 7 cottage-style houses)

- 1-14 Palm Court Cottages
- The Seaview PH
- 129 Sea Road, and the road up to the beach
- 156 (Vine Cottage – now called Dene Cottage), 158 and 160 Sea Road
- N. side of Seafield Road, from E: Crinnis, The Well House, Old Sussex, West House, Rockpools (built recently), Ash Hollow and 67 (Dean House) and 74 Sea Lane
- S. side of Seafield Road, from E: Seafield Lodge, Shore House [rebuilt since 1997], Summertime, Waters Edge [rebuilt since 1997], Seafield [rebuilt since 1997], Blue Waters, Preston House, Longwall House and, the other side of Sea Lane, 1 Tamarisk Way [also substantially rebuilt since 1997] and 74 Sea Lane.

Location, Setting and Context

The Area of Character is situated at the southern end of Sea Road and of Sea Lane which both run down to the beach. Its nature is diverse, reflecting the development of East Preston, as it consists of historic buildings relating to coastguard activity, local nurseries, and a public house. The private estate along Seafield Road, west of the historic Sea Road, and Palm Court Cottages reflect the later seaside resort development dating from the early years of the twentieth century. The new development at Tudor Lodge has blended in well.

Historic Development

The ancient village of East Preston ended near the village hall, with Sea Road continuing on to the sea. The development of this 'area of character' took place much later, in the early 1800s carrying on through the 20th century to 1939, when it paused. It restarted later in the 20th century and present century with the addition of buildings around the Seaview (Hotel) and new and replacement dwellings in, and adjacent to, Seafield Road. Collectively, Coastguard Cottages, 156 Sea Road (Dene Cottage) and Palm Court

Cottages, set around the 'triangle' now containing the 7 houses of Tudor Lodge, illustrate the changing pattern of village life over 100 years: smuggling prevention, market gardening and 'garden village' seaside resort. The Seaview was built around the same time as Coastguard Cottages (in 1822)₆₁

is an example of a larger detached house for a more prosperous villager.

At the junction with South Strand, Sea Road narrows. The section south from here is the only surviving part suggestive of the ancient lane leading to the sea which centuries ago led to the now submerged strips of medieval villagers' common land. Its historic contribution, therefore, is considerable.

Leading off this area is Seafield Road, a small gated development of mostly large detached properties, mainly dating from the 1930s, but with some infill and replacement dwellings built in recent years, with the three older properties at the south end of Sea Lane – Dean House (care home), 74 Sea Lane and 1 Tamarisk Way – appearing as an extension of the Seafield Road estate, with the last-named's recent redevelopment (below L) enhancing this impression. The styles, materials and finishes such as the cottage styles of some of the older dwellings contrast with the more



1
Tamarisk
Way

imposing mansions and the starker exteriors of some new additions. They create a road of highly individual properties with an interesting mix of architectural designs and features.

The area where Sea Lane meets the beach, along the footpath, is noteworthy. Traces of the old field drainage ditch are discernible bordered by natural vegetation. The footpath ends where it emerges onto the beach and is flanked by tamarisk, part of the old seafront tamarisk hedge running west. The



The path from Sea
Lane to the beach

line of the coast on the 1876 Ordnance Survey map has barely altered in East Preston. It is where the hedge was planted, probably by Augustus Warren of Preston Place (now Hall). The sea bank, similar to one he made in 1857 south of any Bay field at Pigeonhouse Lane, and largely gone, is likely have been made him soon after 1865. Late 19th



Tamarisk hedge and bank along the greensward south of the Willowhayne Estate, looking west

Century maps show a footpath immediately south of the hedge along which the coastguard patrolled. The hedge and bank, therefore, are historically significant although at present not within the formal boundary of the AoSC.

Notable Properties

Coastguard Cottages: Original deeds at WSRO date this row as 1822, built for the ‘preventive service at East Preston’, later becoming the Coast Guard. Called the ‘Preventive House’ and built to a plan with plain rendered walls, they had 9 ordinary boatmen’s dwellings, a larger house for the officer and a detached house behind for the chief officer (Boatman’s Cottage, 121, Sea Road, pictured above, which is now to be included in this AoC and also added to ADC’s Local List of Heritage Assets – Policy 12 of the NP). Designed to intercommunicate for mutual defence the row of cottages had (and still appear to have) entrance doors into lobbies into which pairs of dwellings opened. They were “two up two down” dwellings. There was a similar row in Littlehampton where the amusement park now stands.



Coastguard Cottages in 2017: photos in the List of Buildings of Character above, and also below, show them in 2024

Seaview (built 1825):



The original house is at the rear of the building shown here, with the later additions visible. A simple rectangular dwelling, it was built by Mr J W Heasman. Its occupants included John G Heasman, retired customs officer.

Vine Cottage (now Dene Cottage) – 156 Sea Road (built 1895) was built as an extension to the north of the row of three earlier cottages, Vine Cottages. The photograph shows it in 2017. Close by, to the north, was East Preston’s first market garden, “The Graperies” started in 1850, with glasshouses and the nursery owner’s detached cottage alongside Vine Cottages. 156 Sea Road is the only survivor associated with this era, though unfortunately its chimneys have been removed. This is to be added to ADC’s Local List of Heritage Assets (Policy 12 of the NP).



Palm Court Cottages:



The site that became the “triangle” (originally allotments for Coastguard Cottages - now the Tudor Lodge development shown L) and the Palm Court site were purchased by William Hollis in 1924. Hollis created the Angmering-on-Sea garden village estate with its club and recreational facilities in the early 20th century.

Purchasers of his plots were encouraged to build in the ‘cottage style’ to designs which he approved. This ‘cottage style’ is demonstrated in the two rows forming Palm Court Cottages divided by a passage and linked by the arched chimney stack. Their name reflects the palms planted around the estate to create a ‘Riviera’ feel. The east row became Palm Court Hotel, built or started in 1928. The west row (shown R) was probably built at the same time. There are no records earlier than this. Only in the 1929/30 Electors Register do names of occupiers first appear. Eventually, the hotel was reconverted into separate houses and the ‘triangle’, an open garden area originally



scheduled as an open space, was built on with a chalet bungalow around 1980, whilst about the same time, another cottage, in keeping with the rest of the row, was added at the east end. The chalet bungalow was redeveloped in 2018 to provide 7 cottage-style houses, which are an excellent fit in this area, as can be seen from the photograph.

Seafield Road:

Two neighbouring houses, **Old Sussex and West House** on the north side, are associated with Reginald Fairfax Wells (1877-1951), follower of the Arts and Crafts Movement and designer of cottages in the Roundabout area of West Chilton, known as Wells Cottages. Wells retired to this area designing and living in one of his two houses on the west side of Angmering Lane. All four of his houses have the distinctive features of his cottages, like rendered brickwork and leaded windows. The two-storey portion of “West House” to the east of the characterising curved wing is a more recent addition.



Old Sussex in 2006 (before the hedge grew high, and an extension added to the west, in harmony with the original building as can be seen in the 2024 photo on the right)



West House

Blue Waters (L below) and Preston House (R below) on the south side, were apparently designed by the same architect, possibly working for the firm Harold Bailey, Dudley and Farrier of London, who also produced designs for the Willowhayne estate (as well as The Planetarium). These two are typical of the variety of seaside houses designed for wealthy visitors to the area. In the past five years, a new high front wall has been built in front of Preston House, which is less appropriate than the luxuriant hedge there previously, though the house itself is still full of character.





Well House (L) is a fine brick house, with recent sympathetically designed alterations. **Crinnis (centre)** is notable for the timbered, large “cottage” style which reflects the design of the Palm Court Cottages. **Seafield (R)** is a relatively new brick dwelling, replacing a much smaller house. The present one was designed by Neil Holland in a neo-Elizabethan Arts and Crafts tradition, with especially notable chimneys, which fits in with the appearance and scale of a number of houses in this area, and in the Willowhayne Estate.

74 Sea Lane is another house which is relatively unaltered (apart from its windows), brick-built with a striking gabled design



The character and interrelationship of spaces within the Area, with Key Views and Vistas

The character of this Area is influenced by its closeness to the beach. The view from the beach is protected under Policy 2 iii of the Neighbourhood Plan.

The Area is partly set along the southern end of the main north-south road in this part of the village: Sea Road has flint walls and the view towards the sea is impressive. As accommodation for coastguards, the Coastguard Cottages were naturally built near the sea and the buildings now forming Palm Court Cottages were an early part of the expansion of the village as a seaside resort, as holiday homes and a hotel. The latter form a gently curved row facing not the beach, but north to the village of East Preston and the southern shops – all part of the same resort development. While their back gardens face south, they are directly north of the older public house building. The Seafield Road houses are a grander manifestation of seaside resort development but in this case look squarely out to the sea.

The two contrasting spaces of such differing density of development reflect the history of the development of the area as a seaside resort. The older area at the south of the village, including the Seaview Hotel, forms a densely developed, coherent collection of small dwellings which provides a harmonious group in spite of the differing use of materials, giving an attractive village “feel”. The out-of-character Tudor Cottage was demolished in 2018 and replaced with 7 smaller dwellings which have fitted in most



appropriately. Seafield Road, with its large houses and plots, provides a complete contrast, though the slightly smaller Seafield Lodge provides a link between the smaller and larger buildings, and “Crinnis” to the north links to Palm Court Cottages with the use of half timbering (see one of the notable views in this Area L). Dene Cottage, 156 Sea Lane, north of “Crinnis” is the sole historic cottage on this

side of Sea Road remaining of what used to be a small terrace of houses.

The main vista is south along Sea Road towards the beach, along the narrow lane flanked by flint walls, greenery, no pavement and with minimal road marking,



providing a glimpse of the historic country lane it once was. L shows the road past Tudor Lodge, with R further south, going past the Seaview and to the beach at the end.



South Strand, looking east (below) is bounded by more greenery and again has no pavement, contributing to the “country road” setting characteristic of this (Angmering-on-Sea) estate.





To the west, Seafield Road has wide verges and is more spacious, appropriate to the much larger houses in this part of the area. The lack of pavements again contributes to a less formal but proportionately wider view to the west (L) and back towards the older part of the village to the east (R).

Another attractive view is to be had looking westwards along the terrace of 2-8 Coastguard Cottages. This last group is set back from the road, and the houses are of simple design....and have attractive lead covered porches (a 20th century addition). The low flint walls fronted by narrow paths and luxuriant planting are a particular feature.



Character Analysis

Sea Road-South Strand (west end)-Palm Court Cottages: This area is composed of small dwellings, with a couple of larger but still village-style properties (Corner Cottage and the Seaview). The materials used are varied, but mostly restricted to the vernacular in this area: render, brickwork, some timbering and with flint walled boundaries. Weatherboarding is not part of the local tradition apart from some boarded gable ends.

Seafield Road contrasts with the eastern part of this AoC. When the Area was originally designated, there was more consistency in the designs of the houses. In 2016 the northern side retained the older style brick, rendered and half-timbered finishes, while the southern side has become much more varied, with larger, though still traditional-style houses (Seafield, with its Elizabethan chimneys, built in brick replacing a smaller house) alongside more modern structures such as the flat-roofed Waters Edge with its heavily glazed southern elevation and also the monochrome white-rendered and dark “slate” roofed and dark grey window-framed Shore House which has an even more extensively glazed south elevation. It remains to be seen how the latter two mature. The

most recent addition has been the infill development of Rockpools on the north side, another slate roofed extensively glazed large house on a relatively small plot compared to the generous gardens and vegetation around other houses in this road. The removal of much of the vegetation that had been characteristic of Seafield Road during the redevelopment of these three houses, along with the new high wall already noted above, has resulted in a diminution of the luxuriant greenery so characteristic of this Area, and which was especially notable in the original designation description.

The views from the beach, not considered in 1997, are of significance.

The eastern side (R) has now lost the local Dinghy Club's boat enclosure, which provided a suitably marine aspect to the south of the village. This has, however, been replaced by a summertime café, and a boardwalk is planned to enable easier access to the beach, so this area will hopefully be a lively addition to village life in the summer, in contrast to the autumnal photograph above.



To the west, at the end of Sea Lane, there is a view eastwards (past the boat much-loved by local photographers) along the grand south-facing rear elevations of the Seafield road properties. The older properties are still well screened with hedging, though there is walling in addition, to the south of a few properties. It is to be hoped that the plantings at newer developments in the road, mentioned above, will provide more luxuriant greenery as it grows.

Building Façades



Corner Cottage, Sea Road

There is a variety of finishes, predominantly render, especially in the eastern portion of the Area. Some of this is in pastel colours, with half-timbering and brick detailing on Palm Court Cottages. These materials are also a feature of the houses

on the northern side of Seafield Road, such as “Old Sussex”, which also has a decorative string course of brickwork providing texture to the façade (see below).



Brick detailing and timbering on Palm Court Cottages



The use of brick on “Seafield”, “Well House” and other houses in Seafield Road provides a contrast, still within the vernacular palette, to the rendered properties. The stark white flat render combined with dark grey window frames of the newer houses stand out as a disparity. Unusually, a significant feature of the local vernacular, tile hanging, is not present in most properties in the AoC, with only Longwall House having any significant tile hanging on its south front, and with the Well House having some around a window bay.

Roofs

Most are of brown or red clay tiles, with the exception of natural slate on the houses from Corner Cottage to 8 Coastguard Cottages and on the Seaview. “Preston House” has a mansard roof with interlocking clay tiles. The dark grey slate on the new developments at Shore House and Rockpools do not (yet) harmonise with other roofing materials in the area and the flat roof of Waters Edge is completely out of character in this area.

Chimneys

The chimney stacks shared between the terraced row of Coastguard Cottages are notable, and while those on Palm Court Cottages are smaller, they provide a series of regular breaks in the roofline. There is one remarkable stack bridging the two Palm Court blocks.



Coastguard Cottages



Palm Court Cottages showing detail of double chimney stack



There are some significant chimneys on the western, Seafeld Road, side of the Area, especially the tall Tudor-style ones on Seafeld (L) and those on Blue Waters (centre) and no.74 Sea Lane (R).



Windows

With few exceptions, most of the old wooden window frames have been replaced by uPVC or other materials. The replacements have, though, retained their original colour and distinctive fenestration, though not always consistently.

Doors and Porches

The lead covered porches on 2-7 Coastguard Cottages are notable and contribute greatly to the attractiveness of this row of houses – even though they were added in the mid-twentieth century.

Palm Court Cottages: the doors are all of similar design (R) - wooden with a single diamond light. Most are in the original varnished wood and appear to have original door furniture.



Most of the Seafield Road houses have distinctive doorways and porches such as the archway above the garage at West House(L); the brick doorway with balcony above at 74, Sea Lane (centre) and that at West House (R)



Boundaries

Flint walls are a feature of the historic eastern part of this Area. Especially of note is the side wall to the east and going back from 8 Coastguard Cottages: this is the original wall delimiting the protected coastguard enclave of 1820 and the back of the Lieutenant's Cottage can be glimpsed from it (R).



Historic remnants of flint walling survive at the very north of this AoC, just south of the Forbon Court flats, at the entrance to Dene Cottage (L, looking north to the southern shops).



The eastern range of Palm Court is open, as this was the hotel, built after the western range, which were always cottages, and which have small neat front gardens, bounded by low **brick** walls with wooden gates of uniform design. There is a low, flint-capped brick wall along the roadside by no.1 Palm Court cottages. The new Tudor Lodge development has used similar features to good effect to harmonise with the existing buildings.

Hedges and shrubs are also a feature of boundaries here. Apart from the front gardens of 1-6 Palm Court Cottages and the beds in front of Coastguard Cottages which have already been remarked on the fine wide verge to be seen in the photograph above, although just outside the AoC, the verges and palm trees north of the Tudor Lodge development are also worthy of note. The latter were typical of the original development of the Angmering-on Sea Estate.

The fine hedges along the road frontages of Seafield Road have already been remarked upon and combined with the verges and lack of pavements in this road contribute to the verdant impression given by the area. The redeveloped plots and new high walls have, unfortunately, not always made use of harmonising soft landscaping. It is regrettable that some inappropriate walling has been allowed in recent years.

Other Notable Features



A small outhouse with chimney (shown at the left of this picture, L) in the north-western corner of 125 Sea Road is attractive, and apparently was originally the communal washroom for the whole terrace of cottages.

Buildings or Structures that Detract from the Character of the Area

Water's Edge: This relatively new development is not attractive from the north (R) being monochrome, flat-roofed and with relatively small windows. Perhaps being next to such a traditional building as Seafield does not flatter it. The soft landscaping required by the planning authorities has not so far softened the effect much. However, the hedges retained on the beach side of the development (L) demonstrate that good hedging can provide some effective screening.



Shore House is another relatively recent redevelopment. The bulky slate roof has no chimneys (L), so there is no relief to this large mass. The monochrome palette does not harmonise with most other properties in this area, especially the vernacular style of the houses opposite. The large garage annexe right by the front boundary does not fit in with the usually spacious feeling of properties in



Seafield Road. The heavily glazed southern elevation and coloured southern boundary walls are striking (L) but again do not fit in very well in this area. The soft landscaping, however, provides some relief to the mass of the design and is especially effective along the northern boundary wall.

Rockpools (R) is the third modern house, built in the past few years, which does not fit appropriately into the AoC, in its use of a monochrome palette, appearing as a large mass on a relatively small plot, with overbearingly large gabled windows looking down on the road, and in its untypical style of front boundary, which replaced the shrubbery that had been typical of this area.



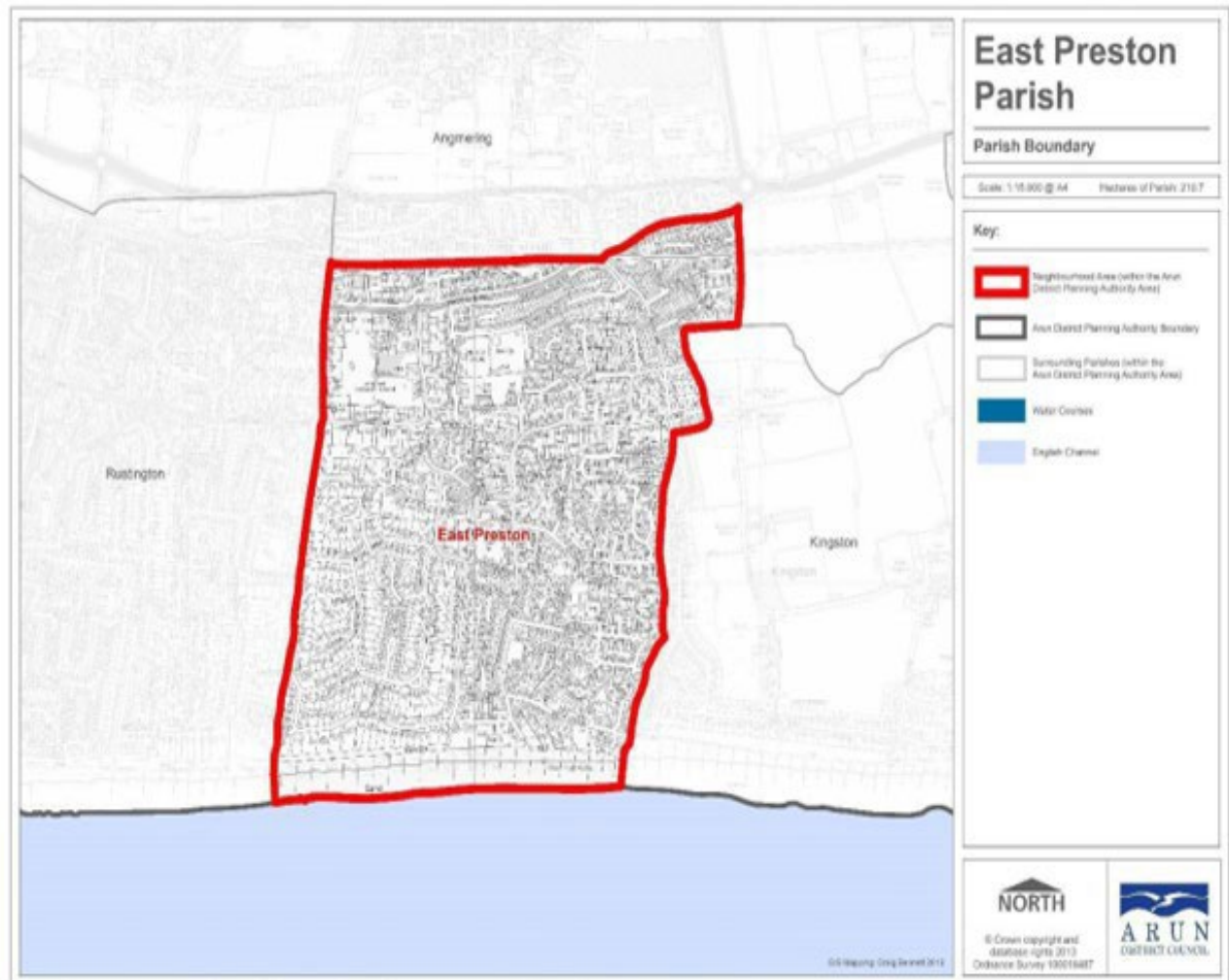
To a lesser extent, the large extensions to Dean House, Sea Lane (L) have not improved the appearance of the building, and at the back are overbearing on Ash Hollow (R).



Nevertheless, this varied and historic group of buildings, in a beach and village setting, deserves to retain its designation as an Area of Character, with the distinctive features reflecting the history of the village in microcosm, and retaining, in hedging and soft landscaping, as well as the architectural features, a special atmosphere of this coastal village.

Plan A: The Designated East Preston Neighbourhood

ONH - These are the current maps help by ADC which we have placed into a new Appendix C. Please note that Plan B is an extract from Arun's Local Plan Policy Map.



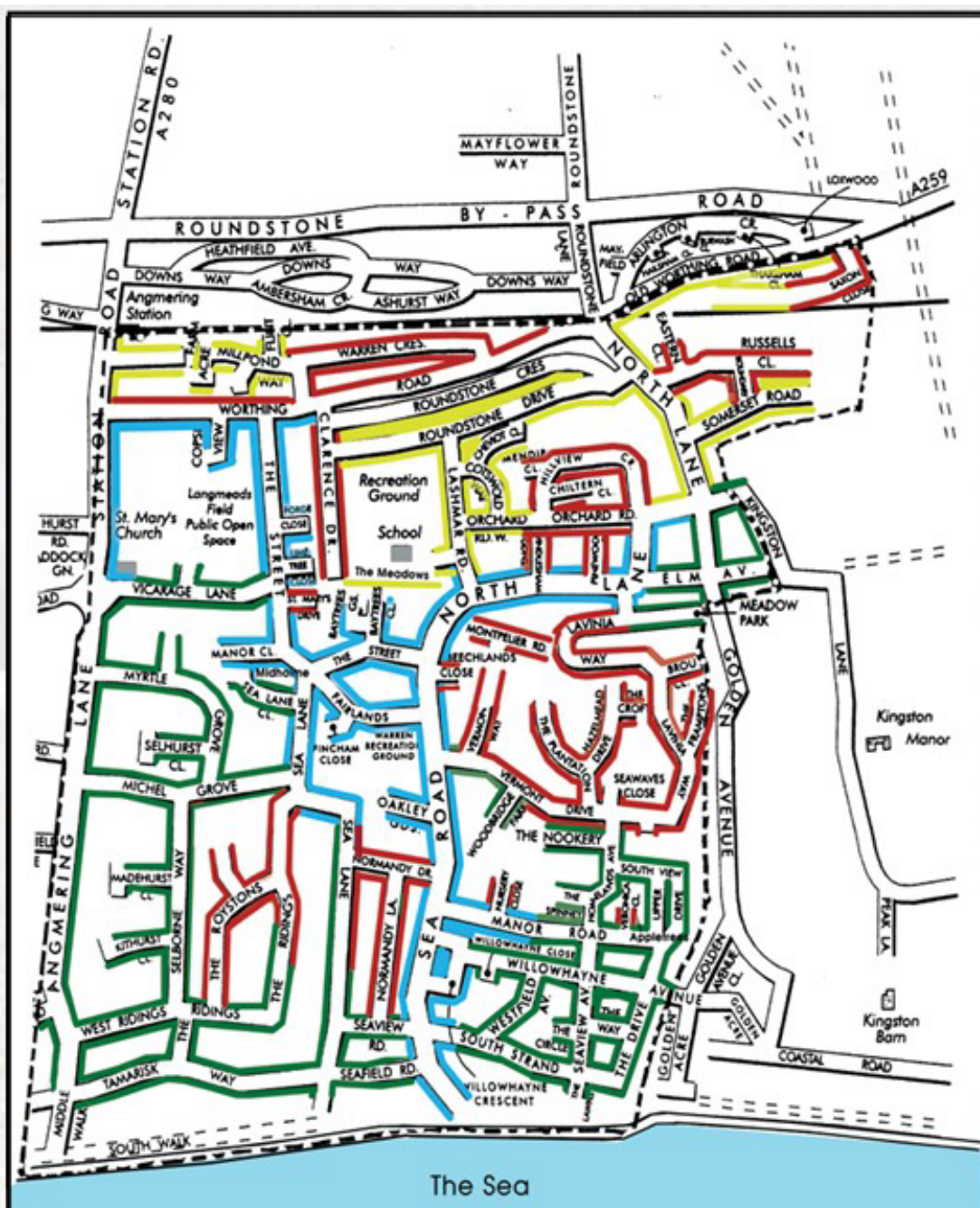
Plan B – 2018 Arun Local Plan Policy Map – East Preston Extract



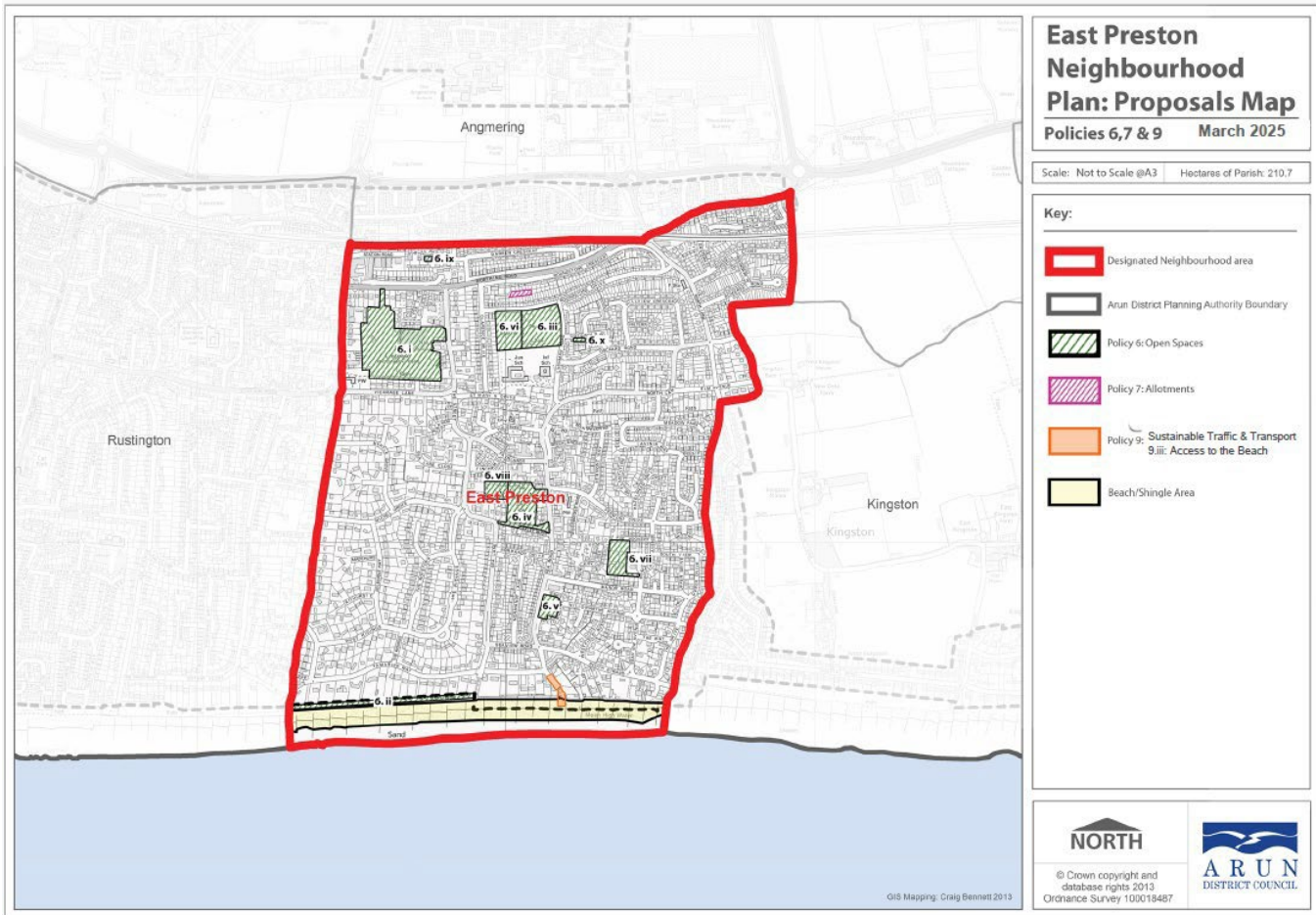
Plan C Policies 2 – 5 Proposal Map of Character Areas

(See Appendix I in Appendix B for detailed street by street Character Area designations)

Parish Boundary
Character Area 1	-----
Character Area 2	-----
Character Area 3	-----
Character Area 4	-----



Plan D – East Preston Neighbourhood Plan Updated Proposals Map



APPENDIX D: COMMUNITY FACILITIES

St. Mary the Virgin C of E Church, Vicarage Lane, as well as being a Grade I listed building, has a thriving congregation with regular services, with many community societies and groups using the attached Spire Room (foreground R), including a toddler group and a monthly Repair Café.



Our Lady, Star of the Sea Catholic Church, in Vermont Drive, is similarly flourishing and also has a hall which is much used by various local groups, including for the Parish Council meetings of our neighbouring parish, Kingston.



East Preston and Kingston Village Hall complex has two large halls, regularly booked for community groups, exhibitions and shows. The recently-built “Men in Sheds” shed is sited in a corner of the car park (L in photo) of what had been historic barns in the centre of the village. This is also where the public toilets (R), including one with a Hoist Assisted toilet facility.



The Conservative Hall, to be renamed, is well-situated just north of the Village Hall complex on Sea Road. It has recently been taken into private hands, and is undergoing necessary refurbishment. However it will, as before, be available for community groups and regular evening bookings.



Marjorie Bridger Hall - the Scout Hall, The Street, built in 1989, as well as being home to the Beaver, Cub and Scout groups, is used during the day by a thriving playgroup.



APPENDIX D: COMMUNITY FACILITIES



The view above shows (from L) the Lashmar Recreation Ground *need MUGA pic*; the Guide Hall which, as well as being used by guiding groups, is also available for other events and societies, including both East Preston WIs; and the East Preston Sports and Social Club – a regularly used venue for non-sporting events – home to East Preston Football Club, with football pitch to the right. The Football Club has a number of successful

adult men's, and youth boys' and girls' teams. The grounds of the Infant and Junior Schools, beyond the Guide Hall and hedges at the left of the photograph above, are much used by pupils, for gardening and Forest School as well as for multiple sports activities.

Other sports facilities are provided by two private members' clubs: the East Preston & Kingston Bowls Club, which is tucked away between the Warren Recreation Ground and Sea Lane, and the Angmering-on-Sea Lawn Tennis

Club (set on 2 acres of the Angmering-on-Sea Estate and has 8 courts, including one mini court). They both hold regular open events for non-members, and the latter provides free coaching sessions during the village Festival.

The Warren Recreation Ground (R) is the home of the East Preston Cricket Club, whose pavilion is in daily use by a playgroup. It also has a couple of tennis courts, chess board, adult gym and games equipment. One of the three children's playgrounds (the others being in Mill Pond Way and on the Lashmar Recreation Ground) in the village is also sited next to it and the Village Hall, to which the Fives Court is attached.



APPENDIX D: COMMUNITY FACILITIES

The Library, although not open all day every day, is used by schoolchildren and all residents of the village as a reference as well as lending library, and the availability of computers for public use is much valued.



The Fire Station, an attractive historic flint building (2007 photo courtesy of Mr R.W.Standing), is crewed by Retained Firefighters, and has a fire engine and support vehicle on site – an essential and reassuring presence in the community. The firefighters hold a number of Open Days and attend many community events to promote fire safety.



The Royal British Legion Club, in the historic northern part of the village, used to be the Three Crowns pub. It is still an active and sociable space, with membership open to all, even to those with no military background. A number of events and meetings also take place on the premises. Also in the north of the village is a relatively new and welcome addition to the pub – or rather micro-pub – scene, “The Great Dane” (inset R), set in the shopping parade.



The Seaview Hotel, in another historic building at the south of the village, is a thriving pub with rooms and a restaurant. This part of the village also benefits from the Tudor Tavern (below), another popular pub and restaurant.



APPENDIX D: COMMUNITY FACILITIES

The village also benefits from many restaurants and cafes, such as, going from north to south: Ristorante al Mare, Masala Lounge; Penang Village; Lighthouse; Grub & Gumption and Reema. There is also “Salt” - a seasonal café right on the beach, near the new boardwalk.



There are also takeaways in north and south parades, pictured below.



APPENDIX D: COMMUNITY FACILITIES



The other key facilities are the main shops: One Stop (with sub-post office - L) in the northern parade, and Seaview Stores (and newsagent) in the south (R). Kamsons pharmacy is situated in the northern parade. These are a vital part of the village, enabling residents to walk to do their shopping, rather than use their cars.

