EAST PRESTON NEIGHBOURHOOD PLAN
POST EXAMINATION VERSION
2025 – 2041 *















Prepared as a post examination version in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended)
September 2025 *

** Commencement date and duration of the Plan to be inserted once the Plan has been approved.*

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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 (2018)**
ALPP	**Arun Local Plan Policy**
ANPRS	**Automatic Number Plate Recognition System**
BNG	**Biodiversity Net Gain**
CIL	**Community Infrastructure Levy**
EPNP	**East Preston Neighbourhood Plan**
EPPC	**East Preston Parish Council**
EPVDG	**East Preston Village Design Guide**
EPVDS	**East Preston Village Design Statement (*2008 Document updated to appendix B)***
MUGA	**Multi Use Games Area**
NDP	**National Development Plan**
NPPF	**National Planning Policy Framework**
ONS	**Office of National Statistics**
PDR	**Permitted Development Rights**
WSCC	**West Sussex County Council**

List of Policies & Proposals

Land Use Policies

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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. 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 created.

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

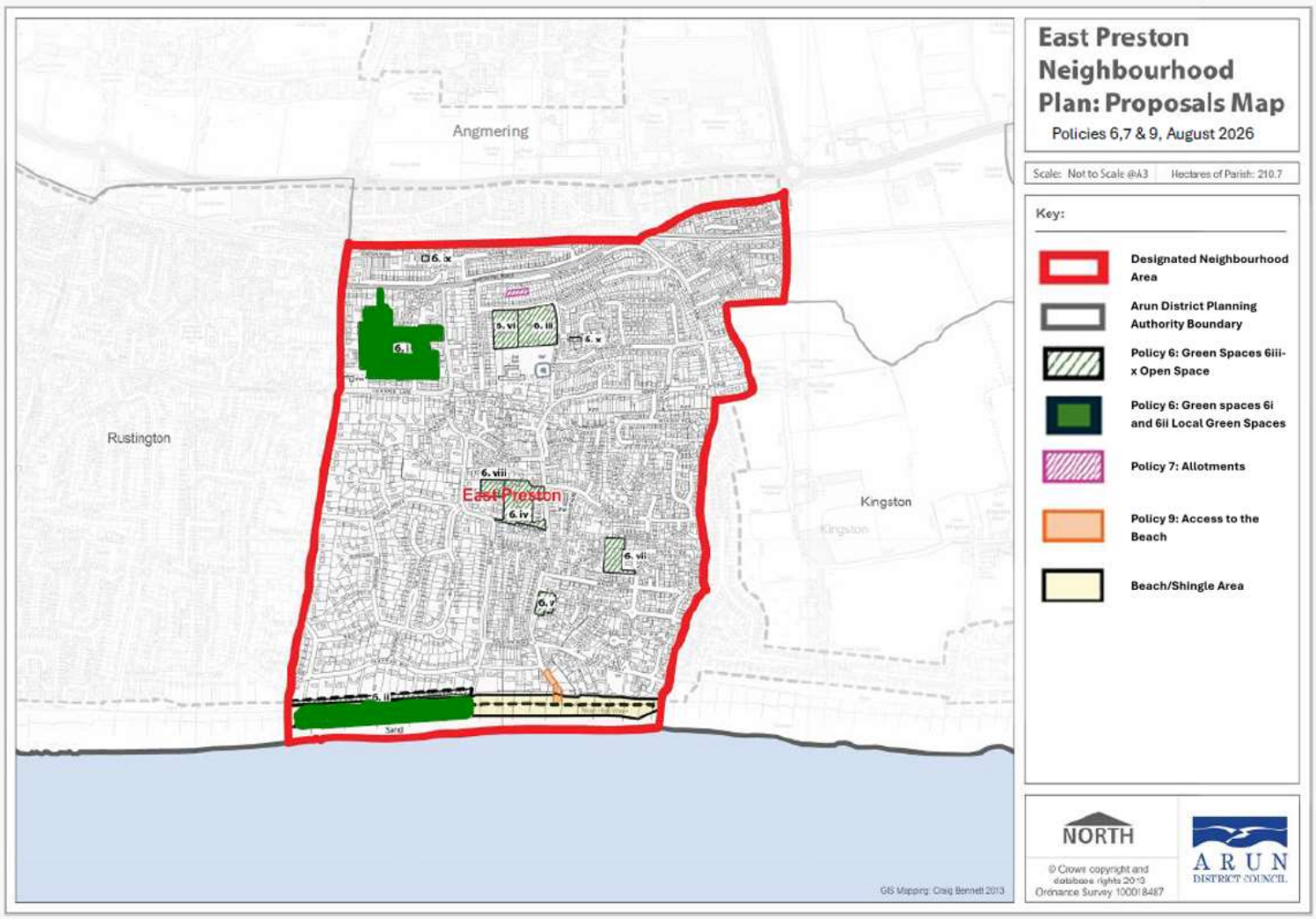
1.2 East Preston Neighbourhood Plan Proposals Map, on the following page, shows the parish boundary in relation to the adjoining parishes in Arun District; Rustington, Angmering and Kingston.

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.

East Preston Neighbourhood Plan Proposals Map



Neighbourhood Development Plans

1.5 The National Planning Policy Framework (NPPF) December 2024, 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 if it is made.

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 arrival of railways and industrialisation, brought horticulture, glasshouses and brickworks to the parish.

2.3 Throughout the 20th and early 21st centuries, 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, estate agents, funeral services, dentists, beauty salons, pet shop, dog groomers, veterinary surgery, medicentre, 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 undertaken 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.

Conformity References:
Health and Wellbeing of West Sussex Communities Framework,
Joint Local Health and Wellbeing Strategy 2025-2030 (draft).

Biodiversity

2.15 There is a deciduous woodland priority habitat in the northwest corner of the parish in part of Langmeads Field 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).

2.18 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

2.19 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.

2.20 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.

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.

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.

Policy Planning Context

2.21 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, for example: West Sussex Waste Local Plan April 2014 (WLP) and the West Sussex Joint Minerals Local Plan July 2018 (Partial Review March 2021) (JMLP)

2.22 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.

2.23 The ALP is currently in its early stages of a review. The following policies of the adopted ALP (2018) 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

2.24 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.

2.25 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 2041 and beyond. The adopted ALP does not cover land within the South Downs National Park (SDNP).

2.26 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 though 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. Therefore, it 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;*
- *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.

The neighbourhood plan will support development that is compliant with its policies.

ii. 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 *(See Policy 6)*

iii. 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*)

iv. 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 Examples 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) aims to give clear guidance on how to care for the qualities and characteristics that residents and visitors value in the parish. It is based on previous surveys conducted in East Preston. 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 B 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 have full regard to the general design guidelines set out in the East Preston Village Design Guide (Appendix B)***

Conformity references: ALP D DM1, ECC SP2, G1 SP1, T SP1 and NPPF, 129,131,134,135,103,29, ARUN Parking Standards Supplementary Planning document (SPD)

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* 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 Notwithstanding changes undertaken via permitted development rights, 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 regard to Appendix B EPVDG. Extensions and alterations that fall under Permitted Development Rights are not required to demonstrate adherence to the EPVDG, however, any such development is encouraged to align itself with the EPVDG.

Conformity Reference ALP D DM4
Refer to Appendix B EPVDG

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 (as amended) 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 All developments will be required to have regard to climate change resilience, by adopting climate change adaptation measures including native landscaping, improvements to drainage and drought tolerant species.

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.

When undertaking works to retrofit a heritage building, care should be taken to use appropriate materials and techniques. Further information is available from Historic England.

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)

Renewable Energy

4.26 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 Appendix C – Plan B Policies 2-5 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. They have full guidance to the design guidance of Character Area One, as set out in the East Preston Village Design Guide.***

For more information see Appendix B EPVDG and Appendix C – Plan B Policies 2-5 Proposals Map of Character Areas.

Conformity References: ALP D DM1 and NPPF 130,131-135,29

4.27 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.

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

4.29 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 Appendix C – Plan B Policies 2-5 Proposal Map of Character Areas (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.***
- ***iii. They have full regard to the design guidance for Character Area Two, as set out in the East Preston Village Design Guide.***

For more information see Appendix B EPVDG and
Appendix C – Plan B Policies 2-5 Proposal Map of Character Areas.

Conformity Reference ALP D DM1, NPPF 130.131-135.29

4.30 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 Appendix C – Plan B Policies 2-5 Proposals Map of Character Areas (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.***
v. ***They have full regard to the design guidance for Character Area Two, as set out in the East Preston Village Design Guide.***

For more information see Appendix B EPVDG and
Appendix C – Plan B Policies 2-5 Proposals Map of Character Areas.
Conformity Reference ALP D DM1, NPPF 130,131-135,29,203

4.31 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.

4.32 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.

4.33 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 Appendix C – Plan B Policies 2-5 Proposals Map of Character Areas (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.
iii. They have full regard to the design guidance for Character Area Three, as set out in the East Preston Village Design Guide.

For more information see Appendix B EPVDG and
Appendix C – Plan B Policies 2-5 Proposals Map of Character Areas.
Conformity References: ALP D DM1, NPPF 130.131-135.29

4.34 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: Green Spaces

Local Green 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)

Open Spaces

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, 106-108.
Refer to Proposals Map

4.35 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

4.36 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.

4.37 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. This will not only enhance the character of the development but will provide valuable ecosystem services such as air quality management and carbon sequestration.

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 Proposals Map on Page 8

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Policy 8: Sustainable Drainage

Development proposals should 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 181

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. Surface water from any new development will not be permitted to discharge to the foul or combined sewer network to minimise the risk of sewer flooding and protect water quality

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 surface water flooding continues to occur after heavy rainfall, especially in areas with relatively high groundwater levels, 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 as surface water runoff drains down towards the sea.

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). These private estates should be urged to supervise the residents' responsibilities and investigate all records to establish precise riparian responsibilities.

4.48 By setting guidelines for sustainable drainage in addition to those in the ALP 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

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Policy 9: Sustainable Traffic and Transport

Support will be given to proposals and developments – in, out and within the village, including pedestrian, cycle, vehicular access, bus services and access to and from the beach, which:

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, as shown on the Proposals Map, and
iv. deliver improved access to Angmering Train Station.

Conformity References: ALP T SP1, HWB SP1, T DM1, ADG F.2,3 & 4, NPPF 105,109,111, Arun District Council Planning Standards Supplementary Planning Document (SPD)
DfT Circular 01/2022
Refer to Proposals Map on page 8

4.49 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.

4.50 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.

4.51 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.

4.52 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, June Sutherland Chapel (formerly The Conservative Hal), the north village shops outside One Stop and the village green.

4.53 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.

4.54 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 Place Recognition

System (ANPRS). This scheme is regularly monitored by the Parish Council as to its effectiveness

4.55 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.

Policy 10: Local Shops and Employment

The expansion of existing shops and businesses, and the creation of new shops and businesses will be supported, provided they conform to other policies within the East Preston Neighbourhood Plan and the Arun Local Plan.

Conformity References ALP RET SP1, RET DM1, NPFF 96,98

4.56 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.

4.57 This policy seeks to encourage the development of new employment at existing or possible new sites.

4.58 As well as businesses with shop fronts, the parish has several thriving businesses that are carried out from private premises.

4.59 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 amenities can be satisfactorily mitigated.

4.60 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

The retention of existing community facilities and the development of new facilities. Will be supported.

Conformity Reference ALP HWB SP1, OSR DM1, NPPF 98

4.61 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.

4.62 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.

4.63 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.

4.64 New sporting activities take place on the Warren Recreation Ground including adult gym equipment, chess and playboard activities.

4.65 There are three children's playgrounds at Lashmar and Warren Recreation Ground and Mill Pond Way. The one at the Warren Recreation Ground 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.

4.66 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.

4.67 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.

4.68 Details of some of the facilities to be of significant value to the community are provided in Appendix D.

4.69 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.

4.70 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.

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 Warren Recreation Ground***
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.

5.5 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.

5.6 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.

5.7 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

5.8 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.

5.9 Promote active travel where possible.

5.10 Promote drive share schemes to ease road parking congestion.

Proposal 3: Renewable Energy Development Project

5.11 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.

5.12 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.

5.13 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.

Proposal 4: To seek recognition of additional buildings and structures as non-designated heritage assets

5.14 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.

5.15 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.

5.16 Although not protected by the legislation, these properties enjoy their full Permitted Development rights (unless individually removed). 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.
These are listed *[numbers in brackets as on Appendix C Plan D]*:

1. House on the Bend and Storage Building, 15 Sea Lane (12)
2. Twitten House, 27 Sea Lane (13)
3. Jackmans Cottages,30-36 Sea Road (14)
4. The Old School, 35 and 35b Sea Road (15)
5. East Preston & Kingston Village Hall, Sea Road (16)
6. 81-95 (odd numbers only), Sea Road (17)
7. Coastguard Cottages, South Strand (18)
8. Willowhayne House, 25 Tamarisk Way (19)
9. The Breakers, 29 Tamarisk Way (20)
10. Flagstones, 31 Tamarisk Way (21)
11. Bay Tree Barn, The Street (22)
12. Middle Barn, The Street (23)
13. South Barn, The Street (24)
14. 16 Willowhayne Avenue (25)
15. Seafield Road, etc., Area of Character
16. Elm Avenue, etc., Area of Character

5.17 The 2015 EPNP proposed to request Arun District council to add eight buildings to its Local List of Heritage Assets, one of which was demolished in 2017. Re-surveying the buildings in the parish has found four more buildings or groups of buildings which deserve inclusion on the Local List, as they possess local heritage significance and make a positive contribution to the character of the parish. The reasons for considering they deserve adding to the List are provided in Appendix B (Appendix III).

5.18 The Parish Council proposes that Arun District Council consider these buildings for inclusion on its Local List of Non-Designated Heritage Assets in accordance with the Council's adopted selection criteria *[numbers as on Appendix C Plan D]*:

1. Far End and Brockhurst, Sea Lane
2. Dene Cottage, 156 Sea Road (formerly known as Vine Cottage)
3. Boatman's Cottage, 121 Sea Road
4. The Parade and Parade Mansions, Sea Road
5. Forge House, The Street
6. Southsea Cottage, The Street
7. The Hollies, Worthing Road
8. 84-104 (even numbers only), Sea Road
9. June Sutherland Chapel (formerly Conservative Hall), Sea Road
10. Bay Trees, The Street
11. 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