



East Preston Neighbourhood Plan 2014-2029 State of the Parish Report



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EAST PRESTON, WEST SUSSEX
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East Preston Neighbourhood Plan 2014-2029

State of the Parish Report

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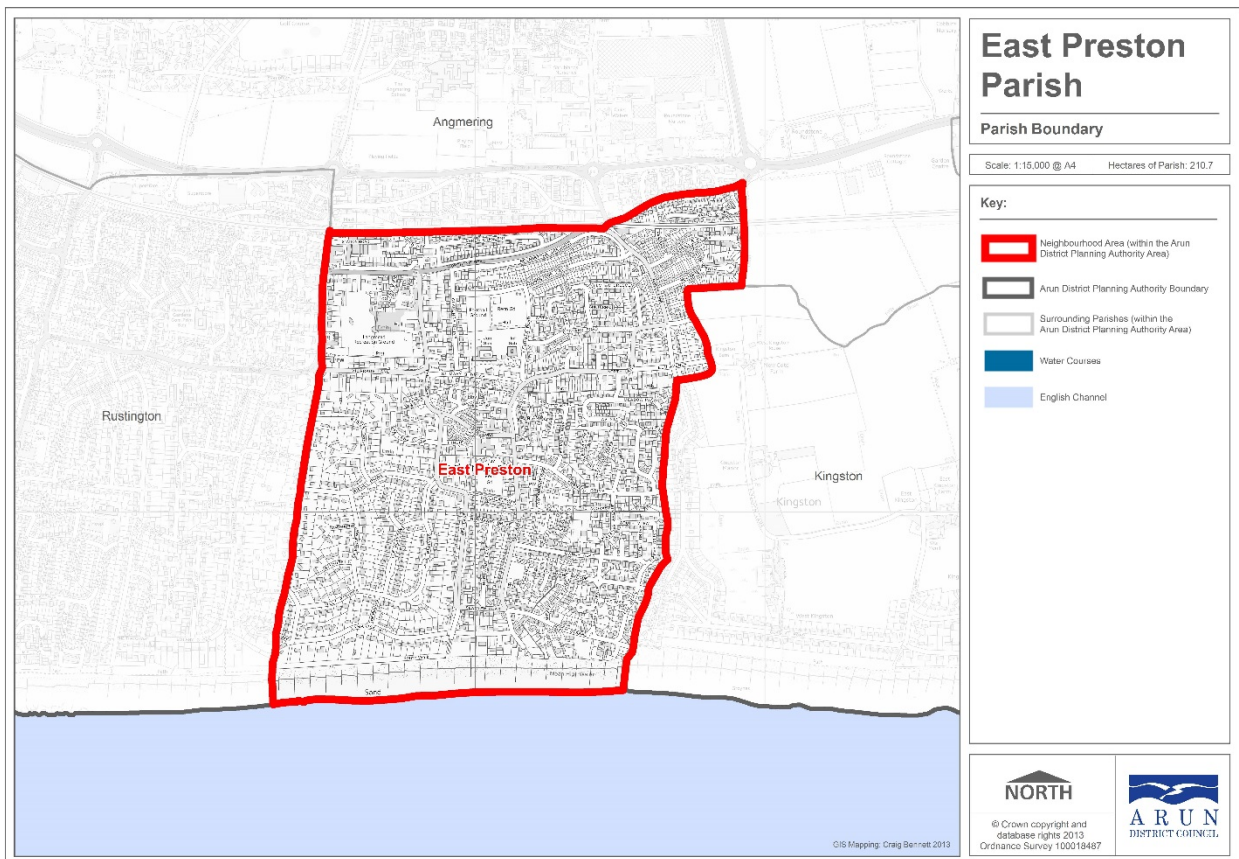
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1. Introduction

Purpose

1.1 Arun District Council (ADC), the local planning authority, has designated a Neighbourhood Area for the whole of East Preston Parish for the purpose of preparing the East Preston Neighbourhood Plan (EPNP). The designation of the East Preston Neighbourhood Area was approved by the ADC on 24 November 2012.

1.2 The plan (A) below, shows the parish boundary in relation to the adjoining parishes in Arun District – Rustington, Angmering (to the north) and Kingston.



Plan A: East Preston Designated Neighbourhood Area

1.3 The Neighbourhood Plan is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011, the Planning & Compulsory Purchase Act 2004 and the European Directive 2001/42 on Strategic Environmental Assessment. (See paragraph 1.7)

1.4 The purpose of this report is twofold: to summarise the evidence base and the context within which the Neighbourhood Plan will be prepared and to inform the screening opinion of ADC on the need for a strategic environmental assessment (SEA) of the Neighbourhood Plan.

1.5 In doing so, the report will also provide the local community with a key starting point from which to embark on formulating the draft Neighbourhood Plan.

Neighbourhood Development Plans

1.6 The EPNP will be amongst the first Neighbourhood Development Plans prepared in England since the 2011 Localism Act. The National Planning Policy Framework states:

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications; and grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order (para.183).

Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).

Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185)”.

Strategic Environmental Assessment

1.7 Neighbourhood Plans may be subject to a Strategic Environmental Assessment (SEA) under the EU Directive 2001/42. This requires that the plan assesses the environmental effects of its policies and proposals during its preparation against a series of objectives established as part of the development plan.

1.8 At this stage, it appears unlikely that the EPNP will require an SEA as it may not allocate land for development nor contain any policies that will have a significant environmental impact. Rather, it may seek to establish local criteria to manage development proposals effectively and to emphasise the importance of local design guidance.

1.9 The State of the Parish report will be sent to ADC to request its screening opinion of the need for an SEA. The report identifies all the designated environmental and heritage assets in the parish and indicates the scope for future development proposals.

The Plan Preparation Process

1.10 The process of preparing and seeking final adoption of the EPNP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by East Preston Parish Council.

1.11 It is the intention of the Parish Council to submit the EPNP to the District Council for approval before the end of 2014. The District Council will then submit the Plan for independent examination.

1.12 The process up to submission comprises three main stages:

- State of the Parish Report – this report summarises all the evidence on which the Neighbourhood Plan will be based
- The draft ('Pre-Submission') Neighbourhood Plan – this report will comprise the vision, objectives, policies, proposals and map of the plan for a six week public consultation period
- The final ('Submission') Neighbourhood Plan – this report will take into account the representations received on the draft plan during the public consultation period and will amend as necessary its content for submission to the local planning authority

1.13 If approved by the local planning authority, the EPNP will then be subject to an independent examination. Any recommendations made by the examiner will be considered by the Parish Council and ADC and the plan amended as necessary before being approved for a local referendum. If supported by a majority vote at the referendum, the EPNP will be adopted by the local planning authority as planning policy.

2. Parish Profile

An Introduction to the Parish of East Preston

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

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 the railways and industrialisation brought horticulture, glasshouses and brickworks to the parish. In parallel with this expansion came an increase in the population and services such as schools, shops and housing.

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 period from 1911-1930 saw the piecemeal growth of the exclusive private residential estates of Angmering-on-Sea to the east and Willowhayne to the west. There has also been the later gradual infill between private estates subsuming the remaining available land, to the present state that no significant areas of underdeveloped land remain within the boundaries. This has seen the population reach almost 6,000 at the time of the 2011 Census, a significant rise from a few hundred in 1900. The increase in housing has led to the parish become increasingly urbanised and it has led to the disappearance of its traditional agricultural land and industries.

2.4 The parish is well served by transport links, being adjacent to the main coastal road (A259) as well as the arterial A27 road which runs east-west through the county and beyond. It is also close to Angmering station for direct rail services towards Brighton, Southampton, Portsmouth and London with links to the rest of the UK.

2.5 With regard to services and business, the parish contains a variety of shops and approximately 160 businesses as well as an Infants School, Junior School, parish churches as well as numerous community, sports and cultural organisations and groups.

Selected Parish Statistics

2.6 The following statistics and evidence are primarily drawn from the 2011 Census. These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable. It must be noted that the results from the different sources might not always correlate, and that information was gathered at different dates.

Demographics

2.7 The usual (permanent) resident population of the parish is 5,938 people (2,754 male, 3,184 female). Of these:

- 752 People aged 15 and under (12.7% of parish population compared to 15.7% across the District and 19% across England)

- 2,914 People aged 16 to 64 (49.0% of parish population compared to 58.1% across the District and 65% across England)
- 2,272 People aged 65 and over (38.3% of parish population compared to 26.4% across the District and 16% across England)

Age band	Parish Figure 2011 (number and %)	District Figure 2011 (number and %)
0 to 4	205 (3.5%)	7,386 (4.9%)
5 to 7	124 (2.1%)	4,180 (2.8%)
8 to 9	90 (1.5%)	2,788 (1.9%)
10 to 14	279 (4.7%)	7,416 (5.0%)
15	54 (0.9%)	1,584 (1.1%)
16 to 17	111 (1.9%)	3,139 (2.1%)
18 to 19	98 (1.7%)	3,208 (2.1%)
20 to 24	199 (3.4%)	7,443 (5.0%)
25 to 29	148 (2.5%)	7,314 (4.9%)
30 to 44	783 (13.2%)	25,426 (17.0%)
45 to 59	1,033 (17.4%)	28,947 (19.4%)
60 to 64	542 (9.1%)	11,359 (7.6%)
65 to 74	1,025 (17.3%)	19,235 (12.9%)
75 to 84	782 (13.2%)	13,595 (9.1%)
85 to 89	302 (5.1%)	4,116 (2.8%)
90 and over	163 (2.7%)	2,382 (1.6%)
Total Population	5,938	149,518

(Source: Neighbourhood Statistics ONS 2013)

Table A: Demographic Data 2011

Economic status of residents

- 2.8 Of the 5,938 usual residents of the parish, 3,939 were aged between 16 and 74. Of whom 2,417 (61.4%) were economically active:
 - 1,191 were Employed full-time (30.2% compared to 35.5% across District)
 - 576 were Employed part-time (14.6% compared to 14.8% across District)
 - 483 were Self-employed (12.3% compared to 11.2% across District)
 - 101 were Unemployed (2.6% compared to 3.3% across District)
 - 66 were Full-time students (1.7% compared to 2.7% across District)

- 1,522 (38.6%) of whom were economically inactive:
 - 1,129 were Retired (28.7% compared to 20.4% across District)
 - 112 were Students (2.8% compared to 3.1% across District)
 - 120 were Looking after home or family (3.0% compared to 3.7% across District)
 - 99 were Long-term sick or disabled (2.5% compared to 3.5% across District)
 - 62 were classified as Other (1.6% compared to 1.8% across District)

Occupations

- 2.9 Of the 2,303 residents in the parish in employment and aged between 16 and 74:
- 308 were Managers, Directors and Senior Officials (13.4% compared to 11.6% across the District).
 - 358 were Professional Occupations (15.5% compared to 13.3% across the District).
 - 301 were Associate Professional and Technical Occupations (13.1% compared to 11.1% across the District).
 - 339 were Administrative and Secretarial Occupations (14.7% compared to 11.4% across the District).
 - 271 were Skilled Trades Occupations (11.8% compared to 13.4% across the District).
 - 242 were Caring, Leisure and Other Service Occupations (10.5% compared to 12.2% across the District).
 - 178 were Sales and Customer Service Occupations (7.7% compared to 8.2% across the District).
 - 106 were Process, Plant and Machine Operatives (4.6% compared to 7.0% across the District).
 - 200 were in Elementary Occupations (8.7% compared to 11.9% across the District).

Qualifications & Skills

- 2.10 Of the 5,186 usual residents in the parish aged 16 and over:
- 1,354 possessed no qualifications (26.1% compared to 24.9% across the District).
 - 1,308 possessed Level 4 and above qualifications (25.2% compared to 22.8% across the District).

Industry of employment

2.11 The 2,303 usual residents aged between 16 and 74 in employment are employed in the following industries:

Industry	Parish Figure 2011 (number and %)	District Figure 2011 (number and %)
Agriculture, Forestry and Fishing	31 (1.3%)	1,241 (1.8%)
Mining and Quarrying	2 (0.1%)	55 (0.1%)

Manufacturing	194 (8.4%)	5,896 (8.7%)
Electricity, Gas, Steam and Air Conditioning Supply	15 (0.7%)	292 (0.4%)
Water Supply	27 (1.2%)	692 (1.0%)
Construction	188 (8.2%)	5,806 (8.6%)
Wholesale & Retail Trade	364 (15.8%)	11,500 (17.1%)
Transport & Storage	98 (4.3%)	3,005 (4.5%)
Accommodation and Food Service Activities	80 (3.5%)	4,339 (6.4%)
Information and Communication	77 (3.3%)	1,899 (2.8%)
Financial and Insurance Activities	120 (5.2%)	2,174 (3.2%)
Real Estate Activities	52 (2.3%)	1,052 (1.6%)
Professional, Scientific and Technical Activities	172 (7.5%)	3,339 (5.0%)
Administrative and Support Service Activities	110 (4.8%)	3,509 (5.2%)
Public Administration and Defence	135 (5.9%)	3,618 (5.4%)
Education	184 (8.0%)	5,604 (8.3%)
Human Health and Social Activities Work	322 (14.0%)	9,711 (14.4%)
Arts, Entertainment and Recreation	131 (5.7%)	3,711 (5.5%)
Activities of Householders as employers	1 (0.04%)	94 (0.1%)
Activities of Extraterritorial Organisations and Bodies	0 (0.0%)	11 (0.01%)

Table B: Occupation Data

Dwellings

- There are 2,970 dwellings located within the Parish.
- 1,335 dwellings were Detached (44.9% compared to 33.7% across the District)
- 717 dwellings were Semi-detached (24.1% compared to 23.1% across the District)
- 370 dwellings were Terraced (12.5% compared to 19.5% across the District)
- 545 dwellings were Flats/apartments (18.4% compared to 22.2% across the District)

- 3 dwellings were Caravans or other Mobile or Temporary Structures (0.1% compared to 1.5% across the District)

Housing

- There are 2,812 households located within the Parish.
- 1,570 were Owner-occupied households, owned outright (55.8% compared to 42.8% across the District)
- 750 were owned with a mortgage or loan (26.7% compared to 31.0% across the District).
- 17 were Shared Ownership (0.6% compared to 1.3% across the District).
- 141 were Social Rented from Council (5.0% compared to 4.8% across the District).
- 104 were Social Rented Other (3.7% compared to 4.0% across the District).
- 201 were Privately rented – by landlord or letting agency (7.1% compared to 15.3% across the District).

Transport

- 495 households had no car or van (17.6% compared to 19.5% across District and 25.8% across England)
- 1,016 households had 2 or more cars or vans (36.8% compared to 35.3% across the District and 32.1% across England) and 1301 households have one car or van.

Health

- 5,938 residents of the Parish classified themselves as having the following health status:
 - 2,269 were in Very Good health (38.2% compared to 42.0% across the District)
 - 2,216 were in Good health (37.3% compared to 36.8% across the District)
 - 1,122 were in Fair health (18.9% compared to 15.6% across the District)
 - 270 were in Bad health (4.5% compared to 4.4% across the District)
 - 61 were in Very Bad health (1.0% compared to 1.2% across the District)

Biodiversity (Source: Natural England 2013)

- Deciduous Woodland Priority Habitat in the NW corner of the Parish adjacent to the Langmead Recreation Ground.
- Coastal Vegetated Shingle Priority Habitat in the central Southern portion of the beach.

Heritage (Source: English Heritage)

2.12 The Parish contains a large number of listed buildings and structures;

Grade I Listed

- The Parish Church of St Mary, Station Road.

Grade II Listed

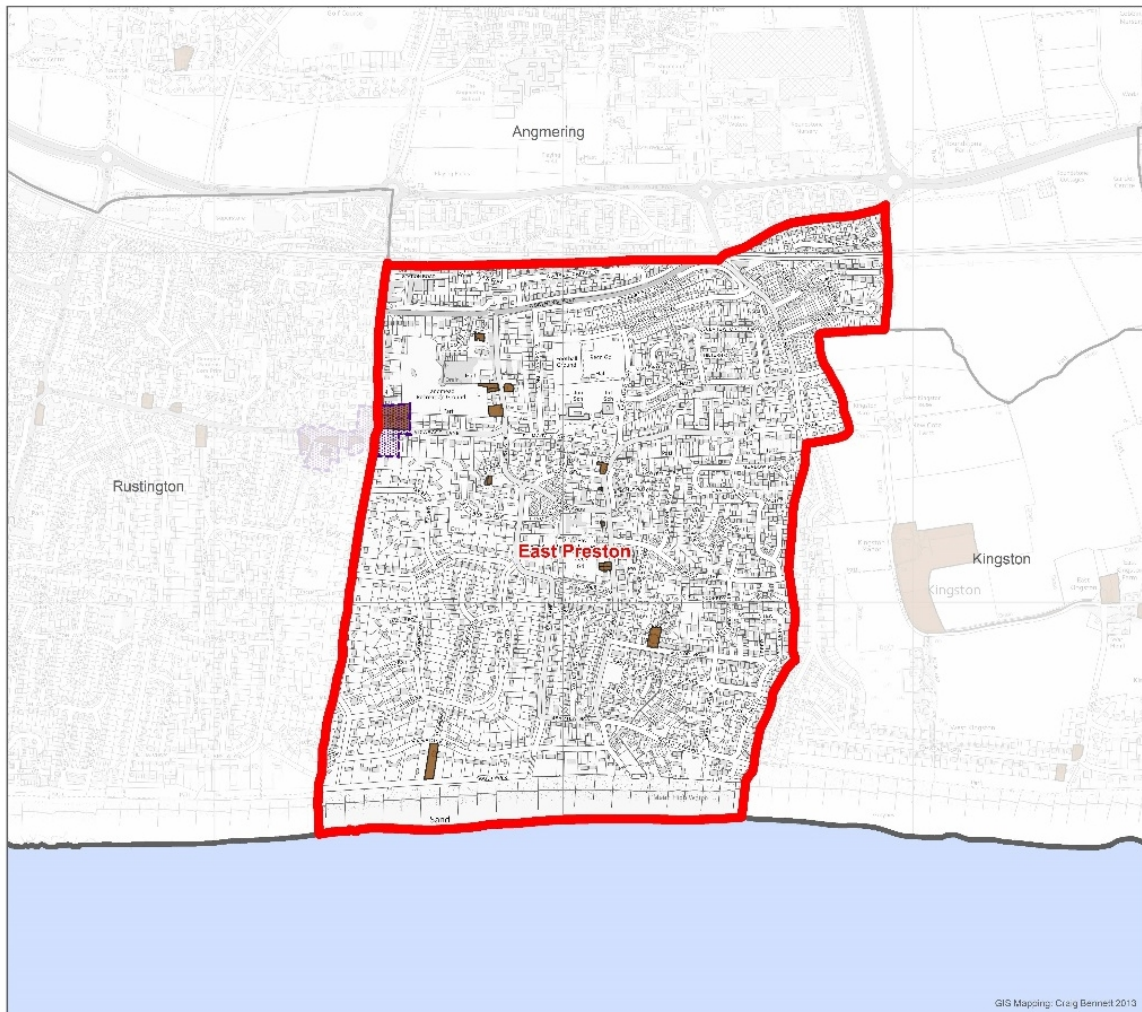
- Bay Tree Cottage, 26 Sea Road.
- Preston Hall, The Street.

- 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 four Forecourt Petrol Pumps), Manor Road.
- Vista Point, including garages and attached walls, 21, Tamarisk Way.
- Wistaria Cottage, The Street.

2.13 The Parish also contains a number of buildings of character (source: East Preston Design Statement (2008))

- Twitten House, Sea Lane
- House on the Bend and its thatched storage buildings, Sea Lane
- East Preston and Kingston Village Hall, Sea Road
- The Old School, 35&35b Sea Road
- The Hurdles, 81-95 Sea Road
- Jackman' s Cottages 30-36 Sea Road
- Coastguard Cottages 1-8 &10 South Strand
- Willowhayne House 25 Tamarisk Way
- The Breakers 29 Tamarisk Way
- Flagstones, 31 Tamarisk Way
- Middle Barn, South Barn & Bay Tree Barn, The Street
- 16, Willowhayne Avenue

2.14 The Parish contains part of the Rustington Conservation Area along both sides of the western end of Vicarage Lane and ends by the parish boundary along Station Road. The Conservation Area was designated in March 1986 and extended in July 1994.



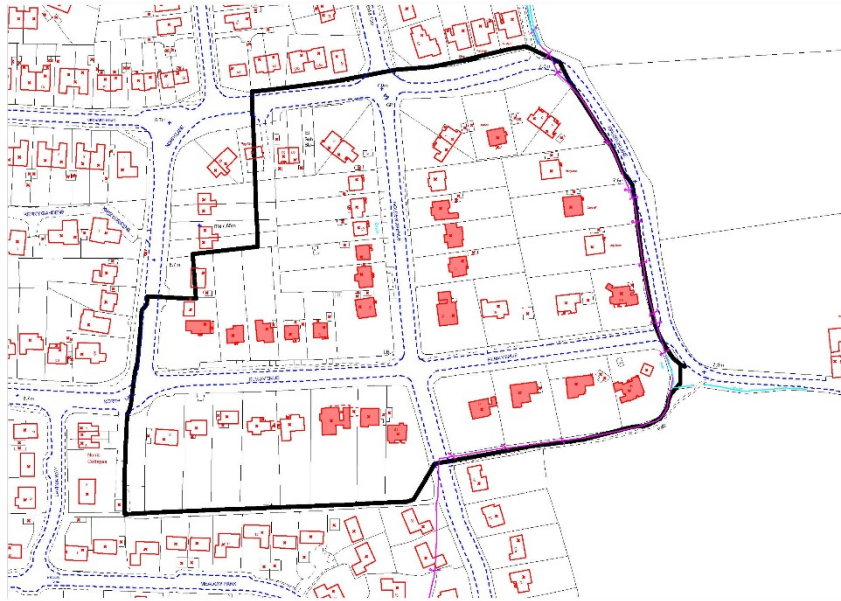
	Neighbourhood Area (within the Arun District Planning Authority Area)		English Channel
	Arun District Planning Authority Boundary		Scheduled Ancient Monument
	Surrounding Parishes (within the Arun District Planning Authority Area)		Conservation Area
	Water Courses		Listed Building

PLAN B: Designations in East Preston

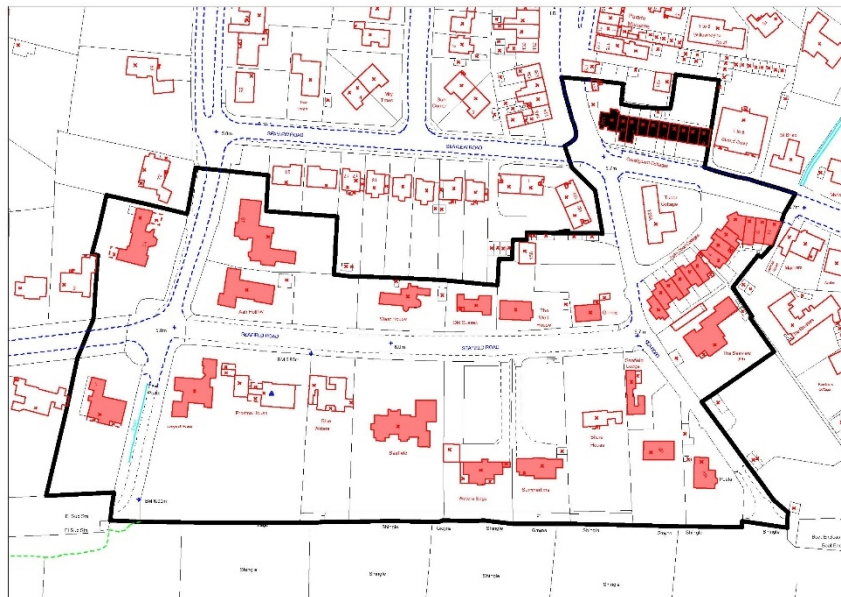
2.15 The Parish contains of two Areas of Special Character:

- Elm Avenue, Golden Avenue (Part), Kingston Lane (Part) & North Lane (Part), East Preston. (see Plan C)

- Seafield Road, Sea Road (Part), Palm Court Cottages, South Strand (Part), East Preston. (see Plan D)



Plan C: Area of Special Character to the east of East Preston



Plan D: Area of Special Character to the south of East Preston

3. Planning & Other Issues in the Parish

East Preston Action Plan 2012

3.1 A Village Action Plan for East Preston was initiated in 2008 with an Open Day that provided initial consultation findings. A village plan was not produced at that time due to lack of community support. The process of developing the Plan was re-visited in 2011 when a number of new Parish Councillors were elected and a Community Engagement Committee was established. This group utilised the consultation findings from 2008 and built on them to undertake a community survey to ask residents about key issues affecting the Parish.

3.2 The Final Action Plan was developed from the consultation findings and contained 40 actions that the Parish Council, community and other stakeholders needed to respond to, these were categorised as follows:

- Big Issues – 4 actions
- Environment – 5 actions
- Education – 5 actions
- Transport and Traffic – 11 actions
- Community Safety – 1 action
- Housing – 3 actions
- Local Employment and Economy – 3 actions
- Community Facilities – 5 actions
- Health and Facilities for Older People – 3 actions

3.3 A copy of the East Preston Parish Action Plan is available from the Parish Council website or from the Parish Council Office.

Village Design Statement

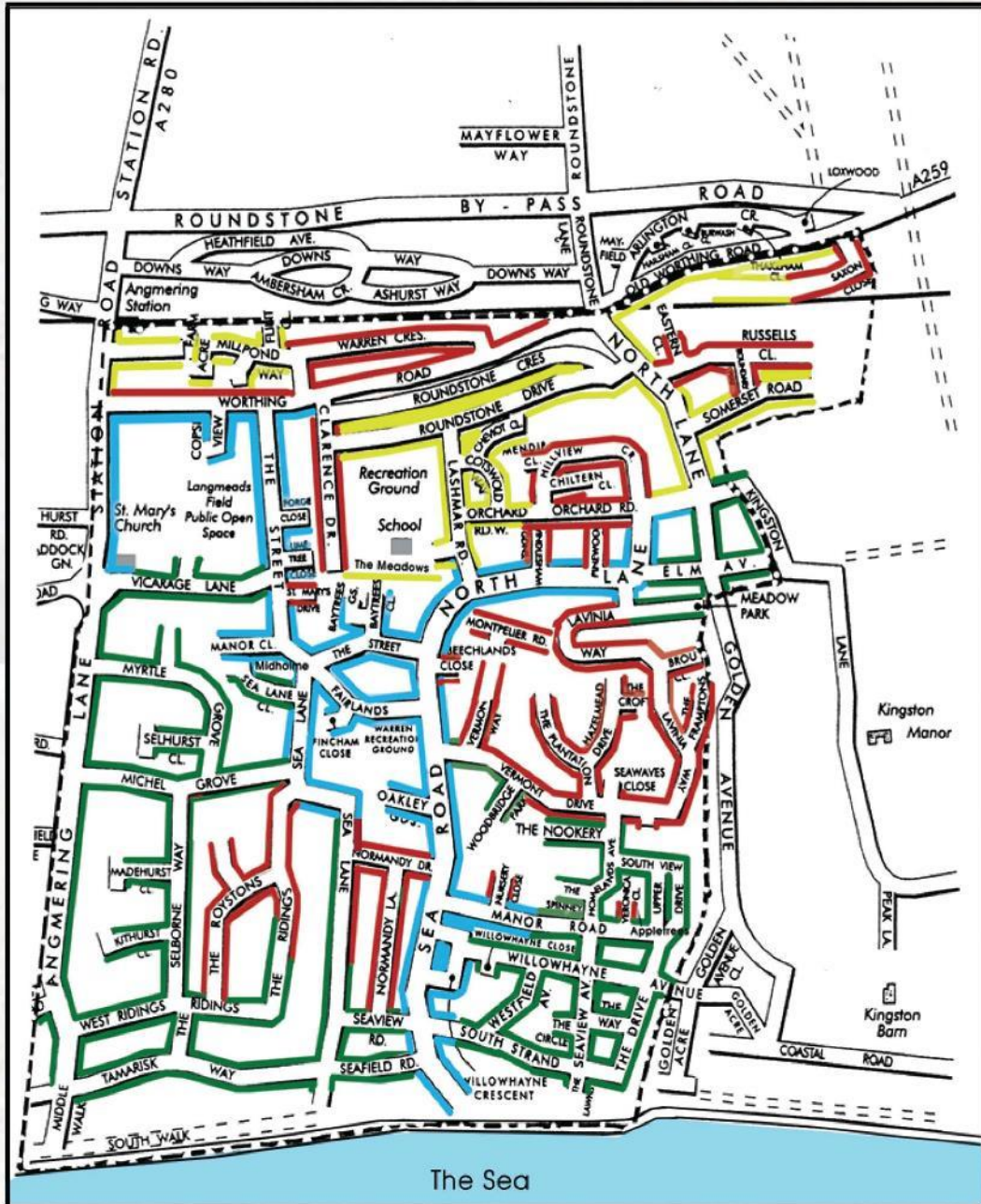
3.4 This is an advisory document, which should influence development proposals in the Parish. The Parish Council and the East Preston and Kingston Preservation Society jointly produced the Village Design Statement (VDS) in 2008 with the support of the community and the local authority. As the document has been endorsed by both the Parish and the District Council, it can be used as material consideration when planning applications are to be considered.

3.5 The VDS has divided the Parish into four different character areas (see Plan B):

3.6 Character Area 1 – The area consists mainly of detached two storey houses and private estates. Verges and footpaths are important features to this neighbourhood, therefore pavements would not suit the area. The neighbourhood is close to the sea front and does not permit dwellings with more than two storeys, this includes extensions. Blocks of flats should not be permitted and individual design features should be retained.

Schematic Map of Character Areas

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



PLAN E: Village Design Statement - Character Areas, East Preston

3.7 Character Area 2 - This is a slightly higher density area than the previous mentioned, with a more uniform housing stock built between the 1950s and 1980s. This area has some similar characteristics to area 1, such as the verges and with garages to the rear of the dwellings. Most houses are bungalows with public roads and pavements, although a few roads in the area are private with large grass verges. As the area has a defined character of openness and a general low building height, fences or walls, along with extensions, placed at the front of buildings, should not be permitted.

3.8 Character Area 3 – This area runs through the centre of the parish and around Langmeads Field and St Mary's Church. It has a mix of the oldest houses (most of which are listed or buildings of character) in the village and newer blocks of flats. To safeguard the remaining ancient village of East Preston, any new development should be sensitive in its density, height and material to the original character of the area. As such, extensions are best placed at the rear and the shop fronts should be in harmony with neighbouring styles and colours.

3.9 Character Area 4 - This is the most densely developed area out of the four, containing terraced houses and uniform semi-detached houses. The building materials in the neighbourhood are mainly of brick and tiles and the lack of private garages has created off street parking. This has caused the rare grass verges in the area to act as parking spaces and some have been damaged. It is important to keep the open spaces of the front gardens and to retain and where possible introduce trees between parking bays.

3.10 This document can help inform the EPNP policies in determining future development in the parish. A copy of the East Preston Village Design Statement can be obtained from the Parish Council Office or from the Parish Council website.

Community Views

3.11 A Steering Group was formed in May 2013 together with four focus groups to examine evidence for this report. The Steering Group currently comprises nine members, four of whom are Parish Councillors, the remainder being residents of the Parish.

3.12 The focus groups comprise members of the Steering Group together with other Parishioners recruited at various times and occasional Stakeholders and Specialists who are invited to give evidence to the groups.

3.13 The Steering Group members recruited additional focus group members during the 2013 Village Festival in June and held an Open Day at the end of June 2013 to which the public was invited to give their views which have been recorded as evidence.

3.14 The Steering Group also prepared a questionnaire which was circulated to all residences in the parish during the last week of September. The results of the questionnaire forming the Neighbourhood Plan Survey Report were published in October 2013 as a stand-alone document. It should be noted that all percentages quoted are raw data. This document's view also includes evidence from the East Preston Action Plan of October 2012.

3.15 The following focus group reports comprise the opinions expressed to date on the future of the parish.

Housing & Design Group

3.16 Most residents of East Preston would like the village to remain as it is today. The survey for the Neighbourhood Plan found that 84% of respondents did not want more homes in the village. It also found that 97% of respondents do want to preserve the open spaces of the village, and that 91% want to protect the beach from intrusive developments.

3.17 Respondents also wanted to see gardens protected from development; only 11.9% of respondents considered that homes could be built on part of a garden. The only type of site favoured by a majority was a plot created by demolishing an existing building. Most recent development in the village has taken this form. Most residents are keen to see more buildings in the village protected from re-development; 79.7% favoured identifying more buildings that deserve protection.

3.18 If any new homes are built, or existing homes are altered, most residents want the new or altered buildings to resemble what is here already. The survey found that 86% of respondents consider that the materials in new buildings should harmonise with those in neighbouring buildings, and that 83% consider that new buildings should reflect the character of existing buildings in neighbouring streets. Only 17% consider that new buildings could use modern architectural styles and materials.

3.19 Respondents were opposed to increases in the height of buildings; 79% considered that buildings should not be more than two storeys high and only 17% agreed that buildings could be up to three storeys high. Respondents were also opposed to increases in density; only 9.3% considered that houses could be built closer together. The least wanted types of housing are flats and 3-4 bed roomed dwellings. Small dwellings, with 1-3 bedrooms, are less unpopular. Whatever type of dwelling is built, 98% of residents agreed that enough parking should be provided within its plot to avoid an increase in on-road parking.

3.20 The survey undertaken in 2007 for the East Preston Village Design Statement also found large majorities opposed increases on height or density, and favoured the use of designs and materials that harmonised with existing building. The most striking result of that survey was that 98% of respondents considered that their greenness improved the appearance of the roads in the village, and thought it was important to preserve the grass verges; while 98% also considered that trees and shrubs along a road were a positive feature. The latest survey found that 82% consider that grass verges are an important part of the look of the village, and that 59% oppose any reduction in their area to provide parking space.

3.21 This desire among the residents of East Preston to maintain a green and pleasant village conflicts with the government's objectives of achieving sustainable development, and of increasing the rate of house building in the country. Neighbourhood Plans are expected to deliver the sustainable development their area needs. They must be in general conformity with the policies of the Local Plan, and cannot be used to block the development of new homes and businesses. The draft Arun Local Plan requires East Preston to find sites for 30 homes; and the

Neighbourhood Plan cannot be used to prevent the development of more homes, in addition to the 30, on windfall sites in the parish. The target has effectively been reduced to 19 by Arun's recent ruling that any planning permission granted after April 1st 2013 can be counted as part of a parish's contribution to the Local Plan's target. The development of windfall sites provided 74 new homes in the village in the three years from 2010 to 2013.

3.22 The challenge for the Neighbourhood Plan is to devise policies which permit development to occur in East Preston without irretrievably damaging the character of the village. Increases in density will have to occur with the least possible effect on the character of the village, and most new building will have to be located on the sites of dwellings that have been demolished. New buildings will have to be designed to harmonise with the appearance of existing buildings, and any blocks of flats will have to be designed to possess the proportions and style of a house. The requirement to permit, indeed to encourage sustainable development, can only be met by going against the wishes of most residents in East Preston; but ensuring that the appearance of new developments meets most residents' desires is the best attainable solution, when the government states that a Neighbourhood Plan allows a community to determine the style and location of new development, but not its amount.

Community & Infrastructure Group

Assets of Community value

3.23 The response to Q11 of the Questionnaire shows high regard for the retention of all the buildings listed and land scheduled in this question. The large response (an average score of 83% in favour of such designations) echoes the general concern to retain the present venues and open land in the parish which are much used and valued by parishioners.

3.24 Along with the listed properties, concern was expressed by many about the exclusion of the Village Hall (26), Warren Recreation Ground (27), and Two Acres (7) which are part of the Warren Trust and administered by the Parish Council

The Martlets Bungalow site

3.25 Subsequent to the Questionnaire the planning inspector granted WSCC's appeal against Arun District Council's refusal of outline planning consent for the erection of five dwellings on the Martlets Bungalow site. East Preston Parish Council have now withdrawn the offer to purchase the site because of its increased value. Any community development on the site is therefore deemed unlikely.

3.26 The most popular options for this site (Question 12) were for community use, Community Centre (48.3%), Community Garden (49.7%). Community Hall (18.8%), Youth Centre (25.6%). Sheltered Housing (29.6%), Parking (28.7%), Museum (13.1%), Library (13.1) and Parish Office (16.9%) still had mostly positive responses, with the free wireless hub (11.5%) being the least popular.

3.27 Out of the 185 open-ended replies, 28 supported non-sheltered housing (though 3 definitely did not want any housing) and 15 were against any development by the

Parish Council. There were 11 write-ins for a health centre of kind; 7 for allotments; 7 for shops and many other suggestions for community amenity.

Community Provision

3.28 The respondents to Question 16 (an average of only 42% of the 930 returned forms) were most in favour of Community Infrastructure Levy monies being spent on Activities/ meetings for disabled and elderly (36.6%), Improved local Health facilities (34%), Additional Leisure facilities (22.2%), facilitation of Neighbourhood Watch Schemes (22.1%), Increased access for disabled (20.7%), Community Centre (24.2%), local adult education (12.1%), computer education for all (13.4%), provision of allotments(18.5%). The score (7.1%) for encouragement of tourism – with the majority of respondents (81 out of 266 for this question – itself the lowest response to all the suggestions offered in this question) reflecting the lack of enthusiasm for too many extra visitors (see 6. below)

3.29 12 out of the 100 open-text responses showed a wish for increased youth provision, which is also a matter of concern as at present the Youth Club and one out of school organisation use a purpose built building on the Schools site. WSCC will be withdrawing their support for the Youth club from 2014.

Social Issues

3.30 Considerable concern exists and is growing about the reduction and loss of social support across the board for the young, disabled, elderly and unwell who need support and assistance of one kind and another.

3.31 Over the next four years WSCC will lose £180 million from their government budget. There is a need for public discussion as to how support can be provided by the community. Q16 shows that 80.7% of respondents (on a 1-10 basis) graded provision for activities for disabled and elderly within the first 5 in order of importance.

3.32 Those with disabilities in the Village are a minority but have been underprovided for. Despite the Equalities Act 2010 requiring provision for people with disabilities there is a lack of facilities in the Parish in both publicly and privately owned buildings. Neither of the two public toilets, nor the parish owned Village Hall and privately owned Conservative Hall has disabled -access toilets. More should to be done to encourage local businesses in relation to better access and facilities.

3.33 Arun Access Group has completed a survey of the Parish and will be publishing its report. The Parish Council is also assessing the provision of public disabled toilet provision. Q16 shows that 75% of respondents (on a 1-10 basis) graded access within the first 5 in order of importance.

Village Centres

3.34 East Preston has two separate shopping areas situated at either end of Sea Road. There are also well-used restaurants, bars and take-away food shops (some of which generate complaints about litter and noise – see the Community Led Plan (p19) and some written comments received during the 2007 survey for the Village Design Statement – but they are popular with the majority of villagers). Generally

the shops are well used by locals and people from Kingston Parish who have no shopping facilities within their parish.

3.35 The local parishioners support the retention and addition of shops and are against conversion of further shops to residential though the response to Question 5 about whether shops or businesses could be converted to residential use shows some recognition that this might become necessary (39.8% disagree with the proposition, but 28.2% don't mind and 32% do agree).

Footpaths and pavements

3.36 There is concern about the maintenance and quality of pavements around the village, expressed in a small number of comments in the open-text replies and also during the Open Day: Q17, while not showing a high priority for the improvement of pedestrian only routes, shows a weighted response (15%) in favour. Improvements to pavements are desirable in East Preston considering the number of older and less able residents in the village.

Local Economy

3.37 As well as visible shop fronts and a small business park off Station Road in the north of the Parish, there are a number of thriving businesses which are carried out from private premises. The local village website provides some publicity for these, The Parish Council organises monthly Business Breakfasts which are a vehicle for East Preston-based businesses to promote themselves to other East Preston-based businesses, but also a platform at which the businesses can talk about problems they are having and maybe find someone who has already experienced the same problem and has found the solution. A core of regular attendees has launched the East Preston Business Community which is currently working on producing a directory of East Preston businesses to be delivered to every household in the village. Other Town and Parish Councils have recently expressed interest in East Preston's Business Breakfast model. There could also be scope for further encouragement of local enterprise.

Tourism

3.38 The parish is mainly a residential area with few facilities for visitors to stay. There are, however, an increasing number of properties available for holiday lets, continuing an historic pattern in the village, where there are still some second homes not occupied throughout the year.

3.39 There is only a small amount of off street parking for visitors.

3.40 The Open Dinghy Club draws visitors all year round. The sea is also used for other leisure activities. The Parish is able to accommodate the present number of visitors but Sea Road, Sea Lane and nearby roads are frequently lined with visitors' parked cars, especially in the summer.

Sporting Activities

3.41 The parish is well provided with sporting facilities; in particular football, cricket, bowls, and tennis are well established. The Parish Council is in co-operation with

WSCC hoping to establish a Multi-Use Games Area (MUGA) court on Lashmar recreation grounds.

3.42 There are three children's playgrounds: at Lashmar and Warren Recreation grounds and Millpond Way. The Fives court has recently been refurbished. At the Open Day in June 2013, there were specific suggestions for more youth provision, clubs and sporting facilities (11) and 5 people who asked for outdoor gym equipment for all ages, hopefully to be provided in addition to the MUGA mentioned above.

Landscape & Environment Group

The Built Environment

3.43 East Preston residents, when asked to comment, value the traditional aspects of the built environment (the 2007 Village Design Statement survey and the June 2013 NP Open Day) such as flint walls and thatched cottages, as well as the relatively small scale of most buildings (see the Housing and Design paper). The majority of respondents (80% - 641 people) agreed that the Neighbourhood Plan should identify buildings which were not already protected (by English Heritage or Arun District Council's Local List) that deserved protection. The recent redevelopment of such valued buildings as The Old Forge and the Manor Road Garage demonstrates that change can be sensitively managed, and add more housing in the village.

Open Spaces and Greenness

3.44 The five main open spaces in the Parish (the Village Green, Warren Recreation Ground, Langmeads Field, Two Acres and the 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. Their value to those who live in the area is confirmed by the overwhelming 97% of respondents to Q5 of the recent survey who disagreed that homes could be built on what are now green open spaces.

3.45 The support for the listed Assets of Community Value in Q11, many of which are such spaces emphasises this, alongside the write-in comments supporting the Warren Recreation Ground area (27 out of the 80+ who had added their own suggestions), which had not been included on this list.

3.46 The residents of East Preston more generally also greatly value the green appearance of their surroundings. In the 2007 survey 95% strongly agreed with the statement that "overall greenness improves the appearance of a road in the village" and in this 2013 survey over 82% agreed that grass verges were an important part of the look of the village. In open-text responses to both surveys, there is constant mention of greenness, grass, trees and shrubs as contributing to the look of the village – the "village feel", which is a phrase that comes up again and again as a very positive reflection of what it means to live in East Preston.

3.47 The other significant green spaces in the village are the roadside verges. 58.8% of respondents to Q14a disagreed with removing part of the grass verges for parking, 82.5% (responding to Q14a) thought the verges were an important part of the look of the village. The lower proportion of people wishing to protect the verges is a reflection of localised and sometimes severe problems with parking in some

roads in East Preston. These are noted in the open-ended responses to the question and with one significant exception are much the same areas as were pinpointed in the 2007 survey.

3.48 Detailed examination and local consultation of these small areas will have to take place to resolve the problems. The exception, where there are now many complaints about parking, is Fairlands, also highlighted in the CLP (p23) – where on-street parking has gradually increased since the development at The Martlets which, coupled with a busy bus route, has led to problems with traffic flow.

3.49 While this is a relatively densely built-up area, and not many people have (yet) expressed a great deal of concern about biodiversity and the natural environment, the overwhelming number of comments in the 2007 and recent surveys about the greenness of East Preston i.e. its open spaces, verges, trees and shrubs indicate that any loss in this sphere would be keenly felt.

3.50 Groups such as the Friends of Langmeads, set up in 2010 together with continuing and increasing efforts by the schools in the village will hopefully raise the profile of environmental concerns (beyond the more immediately urgent problems with drainage and water management). The success of recent Beach Clean days – initiated by the Parish Council on the request of a group of parishioners - has also reinforced the concerns felt by a number of residents to maintain the locality.

Allotments

3.51 The area between the gardens of Roundstone Drive and Roundstone Crescent, owned by Arun District Council and classified as building land, is used as allotments by permission of the District Council and controlled by its Housing Department. While these were not high up on most people's list of priorities (18.5%), they are felt to be assets. The plots listed in Q11 had 57% agreeing they should be included on the list. Many people in the village do not realise that these exist, which might be why 33.6% were indifferent to their inclusion. In order to preserve them they need to be officially designated as Allotments and preferably transferred to East Preston Parish Council ownership.

Beach

3.52 This is an important leisure resource. Respondents to the 2013 survey wish the views from it to be protected from intrusive building development (91.5%). The Parish Council is actively supporting improvements in access to it (though it must be noted that in the survey responses to Q13, just over a half were for better access, the rest were split between the "don't mind's (23.7%) and slightly more (26.2%) who were against it.

3.53 The support for a coastal cycle route (just over 50% in favour, with 30% "don't mind") supports the view that this southern edge of the village could contribute more to life in the area. However, the 19.4% who disagreed with the cycle route proposed in Q15, and the split responses to Question 13c and d, where very similar numbers (46.3% for, 43.9% against) agreed that footpaths, cycle paths or boardwalks either should or should not be allowed along the beach indicate that any development or changes to this part of East Preston need to be approached with great sensitivity.

Flooding and Drainage

3.54 Although these issues were not mentioned in the recent surveys the parish suffered during 2012 from localised flooding, in common with other parishes in Sussex. The worst affected area was along Sea Lane where several properties were flooded when water in the roadway overflowed and people had to be evacuated from their homes. WSCC has responded to the flooding and had the drains surveyed and cleaned, as the flooding was partly caused by deficient maintenance of drains and culverts and by a once-in-200 year rainfall occurrence. This was partly due to a lack of records of their position. Sections of damaged drains have been repaired and an ongoing programme of repair instigated. Hopefully similar work will be carried out in other areas in East Preston, and private individuals with responsibility for drainage ditches can be aided by the County Council's Operation Watershed.

3.55 New developments in the village will have to be designed to take account of these issues, even outside the "Wet Spots" identified by WSCC, to minimise areas of hard landscaping and ensure adequate drainage. WSCC and ADC have signed up to monitor better the possible impacts housing developments will have on drainage issues in the areas. Maps of flood risk areas are available on the Environment Agency website. The present system for both storm and foul water drainage is at near capacity and the proposed developments to the North of the Parish in Angmering could have devastating effects on the drainage system if not properly provided for.

Traffic & Transport Focus Group

Access to the Parish

3.56 Access from the East & North is from the Angmering roundabout at the junction of A280 and A259 and the Roundstone roundabout from the A259, both via the Roundstone level crossing. The crossing can be closed for 35 minutes each hour during rush hour periods, causing long traffic hold-ups in both directions. The crossing takes traffic from East Preston, Kingston and Rustington parishes. Angmering Station railway crossing has similar hold-ups. The access from the West is via the B2140 through Rustington and several minor roads.

3.57 Evidence from surveys shows great concern about the issues with the Eastern approach, for example there were 20 comments on this topic at the public open day. In the EPNP survey, village access was the third most referenced infrastructure topic and attracted 89 textual comments out of 289 in total.

3.58 A road bridge would be the desirable solution, with the bridge situated eastwards over farmland. With the planned closure of the Pagetts pedestrian crossing further to the west there will likely be an increase in pedestrian traffic at the crossing. There could also be a ramped bridge to assist pedestrian and cycle crossing. The present road crossing is controlled manually and a change to automatic control could reduce waiting times.

3.59 There is often a hold-up of traffic at the Angmering roundabout for traffic from the Worthing direction. A solution would be for a dedicated lane for turning left from the East towards East Preston. Similarly there are hold-ups in joining the A259 from

Old Worthing Road due to cars parked on the bend and queuing round the roundabout. The solutions could be double yellow lines on the bend and hatching on the roundabout. (Stakeholders: WSCC, Network Rail).

Cycling and Cycle paths

3.60 There is a gap in the 200 mile Sustrans South Coast cycle route between the boundaries of Worthing and Littlehampton. The Traffic and Transport Focus Group is working with Sustrans on this. In the survey 50% supported the extension of the Cycle route along the coast. Discussions have been held with Rustington Parish Council – we are disappointed that both Kingston and Ferring Parish Councils have indicated that they are opposed to a coastal cycle path. This has prompted an about-turn by Arun on their aspirational cycle route proposal, before even discussing the matter with us. There is support in the survey for a cycle path that could form part of the South Coast Cycle Route There is also support for dedicated cycle routes within the parish.

3.61 The existing train and bus services are considered good. Alterations suggested are:

- Later 700 evening bus services in a westerly direction (Stakeholder Stagecoach).
- Reinstatement of occasional bus services to the southern part of the Parish
- Late evening trains from London and Gatwick continuing to Littlehampton, not terminating at West Worthing. (Stakeholder – Southern Rail).

Road Safety

3.62 The survey showed a reduction of speed limits as the second most preferred infrastructure improvement in the Parish, and the community led plan in 2011 found 56% favoured a 20 mph limit. Anecdotally the recent Schools flashing signage introduction has been a success in reducing traffic speed at busy times in the areas which are governed by a school traffic plan (Stakeholder – School head teachers).

3.63 Other options to improve safety are traffic calming measures, “reduce speed” flashing signs and a pedestrian crossing in Sea Road at the junction with The Street to improve safe access to shops. However, all were less popular in the survey than a 20 mph limit. (Stakeholder WSCC)

Road Surface quality

3.64 Road surface and pavement quality came top of the infrastructure improvements prioritisation in the survey (Stakeholder WSCC).

Congestion and Parking

3.65 Generally parking is adequate in the village but there is congestion at the North shops, in Fairlands and in certain narrow residential roads. Causes are shop deliveries, parking on corners and insufficient on-site parking at the Martlets. The main bus route in Fairlands has two bus stops opposite each other. We plan to work with stakeholders WSCC and Stagecoach on solutions.

3.66 Free parking must continue and where there are restrictions parking should be controlled by the ADC warden occasionally to prevent all day parking.

Community Survey

3.67 A comprehensive community survey as part of the Neighbourhood Plan consultation process was undertaken in late September and early October 2013. A total of 3,007 survey forms were distributed to each of the households within the parish, which were supplemented by a web-based version of the survey. A total of 930 survey responses were received

3.68 The survey is intended to provide additional information on the character of the parish and the views of its communities on what the Neighbourhood Plan should seek to preserve and to improve. The Parish Council has published the outcome of the survey in a separate document but a summary of the key findings is included here. It should be noted that all percentages quoted are raw data.

- A total of 930 responses were received to the survey.
- The greatest proportion of those responding to the question (32.5%) identified that they had lived in East Preston for 20 or more years, whilst 25.6% had lived there for between 0 and 5 years, 23.1% for between 11 and 20 years and 18.7% for between 6 and 10 years.
- The greatest proportion of residents living in responding households (34.9%) were aged between 66 and 85, with 30.7% of residents aged between 46 and 65, 15.9% between 18 and 45, 6.0% between 11 and 17, 5.0% between 0 and 4, 3.8% between 5 and 10 and 3.8% aged over 85.
- With regard to East Preston over the next 15 years:
 - 84% of those responding to the question identified that they would not like the village to grow with a) more homes, whilst 16.1% would.
 - 52.4% of those responding to the question identified that they would not like the village to grow with b) more shops, whilst 47.6% would.
 - 69.6% of those responding to the question identified that they would not like the village to grow with c) more businesses, whilst 30.4% would.
- In terms of the 30 housing units scheduled to East Preston over the next 15 years:
 - Flats were identified by the greatest proportion of respondents to the question (54.6%) as the least needed (5) type of housing;
 - 1-2 bedroom dwellings were identified by the greatest proportion of respondents to the question (27.2%) as the most needed (1) type of housing;
 - 2-3 bedroom dwellings were identified by the greatest proportion of respondents to the question (23.6%) as being of medium importance (3);
 - 3-4 bedroom dwellings were identified by the greatest proportion of respondents to the question (45.1%) as the least needed (5) type of housing;
 - Warden-assisted housing was identified by the greatest proportion of respondents to the question (32.4%) as the least needed (5) type of housing.
- With regard to the siting of any future housing development in East Preston:
 - The greatest proportion of respondents to the question (97.2%) disagreed with the option that homes could be built on what are now open green spaces, whilst 1.6% didn't mind and 1.2% agreed.

- The greatest proportion of respondents to the question (53.2%) disagreed with the option that homes could be built on part of a garden, whilst 34.9% didn't mind and 11.9% agreed.
 - The greatest proportion of respondents (68.5%) agreed with the option that homes could be built on a plot resulting from demolition of a building, whilst 20.9% didn't mind and 10.6% disagreed.
 - The greatest proportion of respondents (38.5%) agreed with the option that homes could be built on the site of garage blocks, whilst 32.3% didn't mind and 29.2% disagreed.
 - The greatest proportion of respondents (39.8%) disagreed with the option that shops or businesses could be converted to housing use, whilst 32.0% agreed and 28.2% didn't mind.
- An overwhelming proportion of those responding to the question (86.1%) indicated that material used in any building should harmonise with neighbouring buildings, whilst 11.1% didn't mind and 2.7% disagreed.
- An overwhelming majority of those responding to the question (82.8%) indicated that new buildings should reflect the character of existing buildings in neighbouring streets, whilst 13.3% didn't mind and 3.9% disagreed.
- Approximately half of those responding to the question (49.7%) indicated that they disagreed that new buildings could use modern architectural styles and materials, whilst 33.0% didn't mind and 17.4% agreed.
- Just over three-quarters of those responding to the question (79.2%) agreed that any new developments should be up to 2 storeys only, whilst 14.9% didn't mind and 6.0% disagreed.
- Just over two-thirds of those responding to the question (67.2%) disagreed that any new developments should be up to 3 storeys only, whilst 16.4% didn't mind and 16.4% agreed.
- Approximately three-quarters of those responding to the question (72.6%) disagreed that houses can be built closer together to allow more room for more homes, whilst 18.1% didn't mind and 9.3% agreed.
- Just over half of those responding to the question (55.8%) agreed that new blocks of flats should only be built near existing blocks, whilst 22.4% disagreed and 21.8% didn't mind.
- An overwhelming majority of those responding to the question (98.0%) agreed that new buildings should have adequate parking spaces within their plot to avoid an increase in on-road parking, whilst 1.4% thought it didn't matter and 0.7% did not agree.
- Just over three-quarters of those responding to the question (79.7%) agreed that the Neighbourhood Plan should identify more buildings that deserve protection, whilst (20.3%) did not.
- A majority of those responding to the question identified in all cases that the listed Assets of Community Value should be safeguarded for the community. This included:
 - Conservative Hall - 69.9% of those responding agreed
 - Lashmar Recreation Ground and Guide Hut – 80.5% of those responding agreed
 - Football Club ground and premises – 74.2% of those responding agreed
 - Angmering-on-Sea Tennis Club ground and premises – 68.0% of those responding agreed
 - Bowls club ground and premises – 73.3% of those responding agreed

- Allotment-type gardens between Roundstone Drive and Roundstone Crescent – 57.1% of those responding agreed
- Langmeads Field – 79.3% of those responding agreed
- Village Green - 88.7% of those responding agreed
- Library – 81.0% of those responding agreed
- School Grounds – 79.3% of those responding agreed
- Youth Centre – 74.6% of those responding agreed
- British Legion Premises – 61.1% of those responding agreed
- Scout Hall – 73.4% of those responding agreed
- With regard to the site next to The Martlets (on the corner of Sea Road and Fairlands), of the options proposed the greatest proportion of respondents (in each instance for level 1 responses – most important) felt that it would best be used for a Community Garden (49.7%), Community Centre (48.3%), Sheltered Housing (29.6%), Parking (28.7%), Youth Centre (25.6%), Community Hall (18.8%), Parish Office (16.9%), Museum (15.8%), Library (13.1%) or Free wireless hub with computers (11.5%).
- An overwhelming majority of those responding to the question (91.5%) agreed that the view from the beach should be protected by prohibiting development of large buildings overlooking it, whilst 6.4% didn't mind and 2.0% disagreed.
- Approximately half of those responding to the question (50.1%) agreed that there should be better access to the beach for all, whilst 26.2% disagreed and 23.7% didn't mind.
- The greatest proportion of those responding to the question (43.9%) agreed that footpaths, cycle paths or boardwalks should not be allowed, to protect the unspoilt nature of the beach, whilst 35.9% disagreed and 20.2% didn't mind.
- The greatest proportion of those responding to the question (46.3%) agreed that footpaths, cycle paths or boardwalks should be allowed, whilst 34.1% disagreed and 19.5% didn't mind.
- Just over half of those responding to the question (58.8%) disagreed with the option of there being places in the village where part of the verges could be removed for parking space, whilst 27.0% agreed and 14.2% didn't mind.
- A significant majority of those responding to the question (82.5%) agreed that grass verges are an important part of the look of the village, whilst 13.0% didn't mind and 4.5% disagreed.
- Approximately half of those responding to each individual question (50.6%) agreed that there should be a cycle route provided along the coast, which would form part of the South Coast Cycle Route, whilst 30.0% didn't mind and 19.4% disagreed.
- With regard to the use of the Community Infrastructure Funds proposed, the greatest proportion of respondents to the question (in each instance for level 1 responses – most important) felt that it would best be used for: Activities/meeting for the disabled and elderly (36.6%), Improvement of local health facilities (34.0%), Establishing a Community Centre (24.2%), Facilitating a Neighbourhood Watch Scheme (22.1%), Increased access for the disabled (20.7%), Provision of allotments (18.5%), Computer education for all (13.4%), Local adult education (12.1%) and Encouragement of tourism (7.1%). The percentages reflect the multi-use suggestions made.
- In relation to the Infrastructure proposals stemming from the 2012 East Preston Action Plan, the greatest proportion of respondents to the question (in each instance for level 1 responses – most important) felt that the most important issues were: Road surface quality improvements (50.4%), Speed limit of 20mph throughout parish (38.2%), Better access into and out of the village (37.1%), Public

transport: additional routes (27.1%), Improvement to traffic flow along Fairlands (25.5%), Traffic calming measures (19.0%), One way traffic along The Street from Fairlands to Sea Road (17.0%), Improvement of pedestrian only routes (15.0%) and Pelican crossings in Sea Road (14.1%). The percentages reflect the multi-use suggestions made.

4. The Wider Planning Context

4.1 The parish is part of the Arun District and the West Sussex County. Each of these administrations has adopted and has emerging policies and proposals that have a significant influence over the strategy and detailed content of the EPNP.

4.2 The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in preparation of local plans and neighbourhood development plans. At examination, the submitted EPNP must demonstrate that it is consistent with the policies and intent of the NPPF.

4.3 The development plan for Arun currently comprises the saved policies of the adopted 2003 Arun Local Plan. Those of the Submission Local Plan published in May 2013, which was not approved for submission by ADC but was approved as a material consideration for the purpose of determining planning applications, also informs neighbourhood plans on the direction of future strategic planning policy. The EPNP must also be in general conformity with the strategic policies of the development plan.

National Planning Policy Framework

4.4 The NPPF contains a number of key policy principles that will shape the EPNP. These are itemised below:

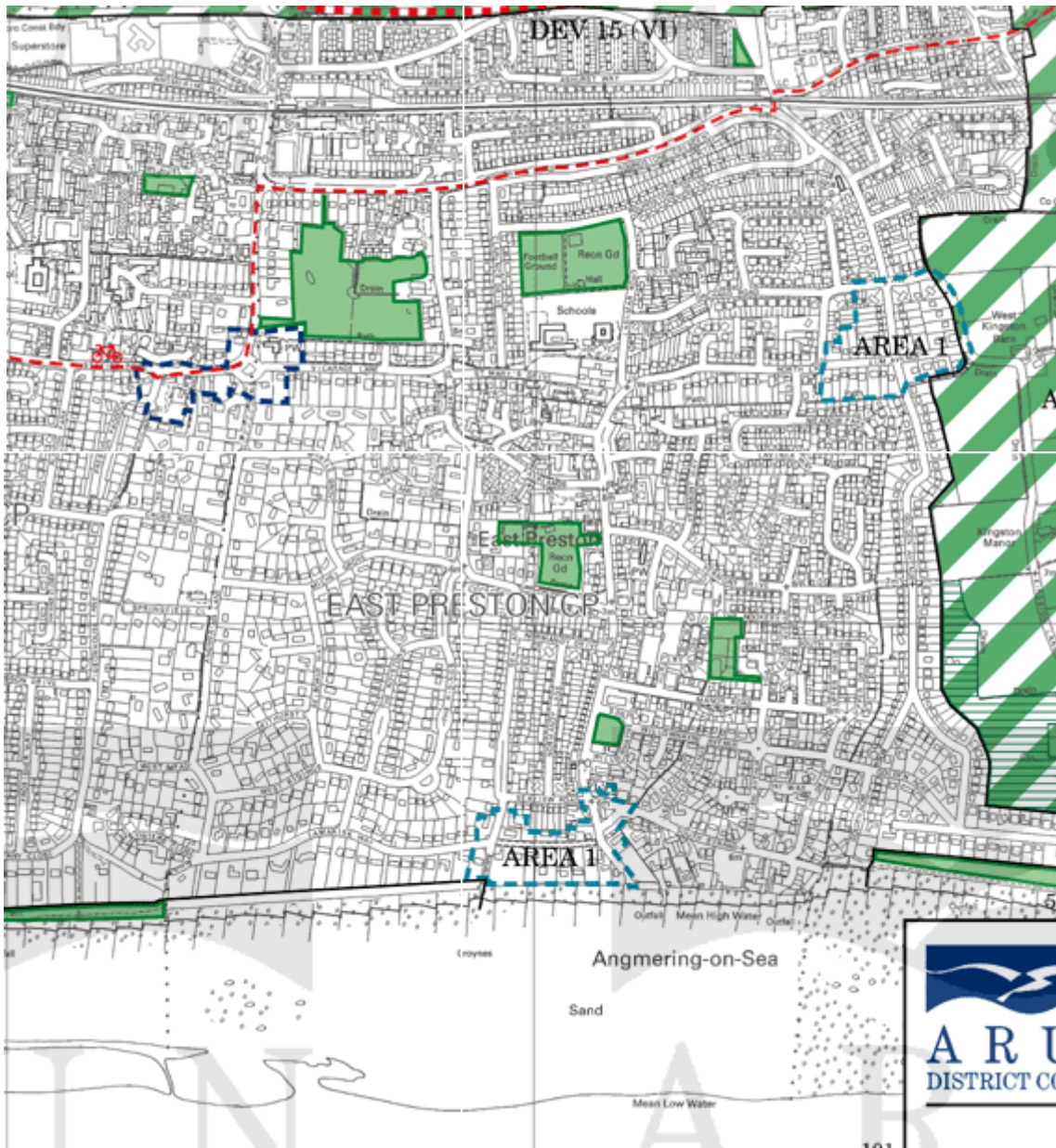
- The presumption in favour of sustainable development (Para. 14)
- The role of NDPs (16)
- The quality of development (58)
- Promoting healthy communities (69)
- The designation of Local Green Spaces (76/77)
- Conserving and enhancing the natural environment (109-115)
- Conserving and enhancing the historic environment (126-141)
- Neighbourhood plans (183-185)










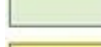











4.5 The principles above are those of most relevance to the EPNP but many other principles in the framework will have some bearing on the preparation of the document in due course.

Arun Local Plan 2003

4.6 There are a number of saved policies of the 2003 Local Plan that remain especially relevant to the EPNP, the majority of which have been updated in the emerging Local Plan:

- Built Up Area Boundary (GEN2)
- Provision of New Residential Development (GEN5)
- The Form of New Development (GEN7)
- Public Access to the Coast (GEN13)
- Cycling and Walking (GEN15)
- Coast Protection & Sea Defence Works (GEN19)
- Buildings or Structures of Character (GEN22)
- Listed Buildings (DM 29)



	DISTRICT AND PLAN BOUNDARY		STRATEGIC AND LOCAL GAPS POLICY AREA 10 & 11		PRINCIPAL SHOPPING AREA PARA. 2.34
	INSET MAP BOUNDARY		SCHEDULED ANCIENT MONUMENTS		PRIMARY RETAIL FRONTAGE POLICY AREA 19
	BUILT UP AREA BOUNDARY POLICY GEN 2		AREAS OF SPECIAL CHARACTER POLICY AREA 1		MIXED COMMERCIAL USES ARUNDEL POLICY AREA 20
	AREA OF OUTSTANDING NATURAL BEAUTY POLICY AREA 9		CONSERVATION AREAS POLICY AREA 2		EXISTING OPEN SPACES AND ALLOTMENTS POLICY AREA 5 & 6
	SITES OF INTERNATIONAL IMPORTANCE FOR NATURE CONSERVATION POLICY AREA 13		PROTECTED LINES OF NEW ROADS POLICY DEV 15		PROPOSED OPEN SPACES POLICY SITE 3
	SITES OF NATIONAL IMPORTANCE FOR NATURE CONSERVATION POLICY AREA 14		HOUSING POLICY SITES 4, 6 & 7		THE COAST, RIVER ARUN & WATER ENVIRONMENT POLICY SITE 8 - 11
	SITES OF LOCAL IMPORTANCE FOR NATURE CONSERVATION POLICY AREA 15		EMPLOYMENT POLICY SITE 5		SOUTH COAST CYCLE ROUTE PARA. 1.56

PLAN F: Arun Local Plan 2003 Proposals Map

- Areas of Special Character (AREA1)
- Protection of Open Spaces (AREA5)
- Public Car Parks (AREA7)
- Affordable Housing (DEV17)
- Local Village Centres (DEV30)

4.7 It should be noted that most of the above policies are for general application across the Arun District, though some are especially relevant to East Preston, e.g. Buildings or Structures of Character.

The Arun Submission Local Plan 2014-29

4.8 The EPNP is also being prepared in anticipation of the adoption of this Plan, the most recent version of which was the Submission Plan of May 2013. At its meeting on January 8th, Arun District Council voted to refer the draft Local Plan back to the Local Plan Sub-Committee, with a request to reconsider the three Greenfield sites that had been proposed to meet the housing target of 580 a year. The timetable for the Plan's completion is therefore unknown.

4.9 Once adopted, the EPNP will be the primary means by which planning applications in the parish will be judged where it contains specific policies and proposals that complement the Local Plan.

4.10 The new Local Plan sets out the vision for the future of Arun and guides development to achieve that vision. It is a place-shaping document that sets out the strategic vision, objectives, policies and proposals, which affect the whole district or parts of it to 2029 and beyond.

4.11 Its vision of Arun is;

"by 2029, the district will be a safer, more inclusive, vibrant and attractive place to live, work and visit. Arun's residents will be healthier and better educated, with reduced inequalities between the most and least affluent. The District's smaller settlements and rural areas will retain their character with limited new development to meet their needs."

4.12 The Submission Local Plan will provide a policy framework for the preparation of Neighbourhood Plans, enabling them to define the location and nature of development beyond the series of strategic housing allocations proposed in the Local Plan.

4.13 It contains a wide range of strategic 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. The plan expects other parish specific policies will come forward through Neighbourhood Plans.

4.14 As noted on Plan F, the Adopted Local Plan 2003 contains few specific proposals for East Preston: an indicative cycle route network, existing open spaces, the Conservation Area boundary, the built up area boundary and the area of special character. There is no Inset Plan for East Preston.



Plan G: 2013 Submission Local Plan Key Diagram



<p>Chapter 15 - Health, Recreation & Leisure</p> <p> Existing Open Space</p>	<p>Chapter 16 - Transport</p> <p> Committed Cycle Route</p> <p> Aspirational Cycle Route</p> <p> Green Link: Littlehampton to Arundel</p> <p>Policy SP23 (Safeguarding the Main Road Network):</p> <p> Committed</p> <p> Safeguarded/Proposed</p>	<p>Chapter 17 - Conservation & Architectural Heritage</p> <p> Conservation Area (For up-to-date info & scale mapping of Conservation Areas, please visit the Conservation section of: www.arun.gov.uk)</p> <p> Area of Special Character (ASC)</p> <p> Scheduled Ancient Monument (SAM)</p>	<p>Chapter 18 - Natural Environment</p> <p> Sites of National Importance for Nature Conservation (SNINC)</p> <p> Sites of Nature Conservation Importance (SNCI)</p> <p> Biodiversity Opportunity Area (BOA)</p> <p> Local Naturc Rcsrvc</p>	<p>Chapter 21 - Waste Management</p> <p> County Waste Local Plan Submission Site</p> <p>Miscellaneous</p> <p> The Local Planning Authority Boundary of Arun District Council</p>
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<p>Chapter 8 - The Built-up Area Boundary</p> <p> Built-up Area Boundary</p> <p> Gaps Between Settlements</p> <p> Setting of Arundel</p>	<p>Chapter 9 - Employment & Enterprise</p> <p> Economic Growth Area</p> <p> Strategic Employment Site</p> <p>Strategic Employment Sites</p> <p> 5 Courtwick</p> <p> 6 North Littlehampton</p> <p> 7 Angmering (West A280)</p>	<p>Chapter 10 - Retail</p> <p> Town Centre Boundary</p> <p> Retail - Primary</p> <p> Retail - Secondary</p> <p>Town Centre Inset Maps</p> <p>A Arundel</p> <p>C Littlehampton</p>
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Plan H: 2013 Submission Local Plan Proposals Map & Key – East Preston Extract

4.15 In Table C are listed the saved policies of the 2003 Local Plan that offer an opportunity to the EPNP to refine a policy in more detail to suit local circumstances. In each case the policy will be followed by a brief commentary on the scope for the EPNP to make policy in due course. All EPNP policies and proposals will be expected to be well-evidenced as a matter of course.

No.	Saved Policy	Extract and Commentary
GEN 7	The Form of New Development	<p><i>“Planning permission will only be granted for schemes displaying high quality design and layout. Development will be permitted provided it:</i></p> <p><i>(i) makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;</i></p> <p><i>(ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;</i></p> <p><i>(iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;</i></p> <p><i>(vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;</i></p> <p><i>(viii) provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.</i></p> <p><i>In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.”</i></p> <p>This policy enables the EPNP to guide the design of development. The Village Design Statement from 2008 by the East Preston and Kingston Preservation Society and East Preston Parish Council will also be supported by the EPNP as material consideration for development in the parish.</p>
GEN8	Development and the Provision of Infrastructure	<p><i>“Development will not be permitted unless the infrastructure or facilities made necessary by the development are available or will be provided at the appropriate time.</i></p> <p><i>The Local Planning Authority may seek fair and reasonable contributions to be made by landowners or developers</i></p>

		<p>towards the cost of infrastructure, service or amenity provision, to meet the needs of the occupiers or users of the development.</p> <p>This policy enables the EPNP to ensure infrastructure contribution from future developments.</p>
GEN10	Tidal Flooding and Coastal Defence	<p>“Planning permission will be refused for development which would be at an unacceptable risk of tidal flooding and/or where proposals are detrimental to the integrity of tidal defences or the ability to maintain or improve them.</p> <p>In areas identified to be at risk:</p> <p>(ii) within the built-up areas, planning permission will only be granted where the local planning authority is satisfied that appropriate flood and coastal defence and mitigation measures have been provided so that the development will not itself be at unacceptable risk and furthermore does not pose an unacceptable risk to existing development in the area.”</p> <p>The EPNP may identify infrastructure projects on which its development proposals depend, for consideration for Community Infrastructure Levy.</p>
GEN12	Parking in New Development	<p>“The Local Planning Authority will base its consideration of the need for on-site parking provision on its parking standards contained within this Plan. Provision of parking in excess of these standards will not be allowed.</p> <p>This policy will support the parish’s ambition to help resolve current parking issues in the East Preston</p>
GEN14	Public Transport	<p>“The Council will support the provision of comprehensive public transport services throughout the District, and encourage improvements to be made to services wherever possible. Where appropriate, new development will be required to make provision for public transport facilities.”</p> <p>This also provides the EPNP with an important criterion for site allocations and potential infrastructure investment.</p>
GEN15	Cycling and Walking	<p>“The Council will continue to work with West Sussex County Council and others to encourage and support the development of safe cycle and footpath networks. Where appropriate, new development will be required to provide safe and attractive facilities for cyclists and pedestrians, both within the site and in the form of links to the</p>

		<p>surrounding area. The proposed Barnham - Felpham and River Arun cycle routes will be protected from development which would preclude their use as a safe cycle route."</p> <p>This policy will support the development for safer pedestrian and cycle routes through the parish.</p>
GEN20	Provision of Public Open space within New Development	<p>"Residential development will be required to provide public open space to the minimum standard of 2.4 hectares per 1,000 people and play equipment to meet the needs of the development. The Council will require the application of this standard and provision of play equipment as detailed in supplementary planning guidance."</p> <p>This will enable the EPNP to safeguard existing parks, and where possible identify new formal parks in the Parish.</p>
GEN22	Buildings or Structures of Character	<p>" Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted."</p> <p>The EPNP may consider a development scheme, involving locally listed buildings or structures of character. This policy can ensure that the development is of a highly sensitive nature.</p>
AREA1	Areas of special character	<p>"Within Areas of Special Character, as defined on the Proposals Map, planning permission will be granted subject to:</p> <p>(i) the retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas;</p> <p>(iii) the development makes a positive contribution to the special character of these areas, particularly with regard to the characteristics included in the descriptions for each area given in supplementary planning guidance."</p> <p>The EPNP may propose to designate an Area of Special Character on the Proposals Map.</p>
AREA5	Protection of Open Space	<p>"The District Council will protect public and private open spaces, playing fields, outdoor sports facilities and children's play facilities, as shown on the Proposals Map,</p>

		<p><i>from development other than associated recreational development. Unrelated development will not be allowed.</i></p> <p><i>Exceptions to this policy will only be granted where:-</i></p> <p><i>(i) the development materially enhances the existing facility or satisfies an essential social need that is unable to be provided elsewhere in the locality and where the amount of open space is not significantly reduced, or</i></p> <p><i>(ii) an equivalent or increased amount of open space can be provided or improved recreational opportunity created elsewhere in the locality by the developer and where a substantial proportion of the site is retained as usable public open space, in addition to the requirements of Policy GEN20."</i></p> <p>The EPNP supports the safeguarding of all green infrastructure assets in the parish. This policy also provides the EPNP with an important criterion for additional site allocations and potential infrastructure investment.</p>
DEV17	Affordable Housing	<p><i>"Within allocated and unidentified housing developments of 25 or more dwellings or residential sites of 0.8 hectare or more, irrespective of the number of dwellings, the Local Planning Authority will seek to secure the provision of affordable housing.</i></p> <p><i>The appropriate level and type of provision will be dependent upon identified local housing need, character of the area, suitability of the site and market conditions at the time of the submission of the relevant planning application.</i></p> <p><i>The Local Planning Authority will use either planning conditions or obligations to ensure provision of the agreed social housing element as part of the overall development."</i></p> <p>This policy may provide the EPNP with an opportunity to translate this standard policy into proposals that reflect the specific needs of the parish.</p>
DEV21	Accommodation Restricted to Occupation by the Elderly	<p><i>"Within the built up area, planning permission will be granted for the erection of new dwellings restricted to occupation by persons of 60 years of age or over. When such a person is sharing with a partner or spouse, that partner or spouse may be 55 years of age or over. Where reduced parking standards are considered appropriate, planning permission will only be granted subject to a legal agreement restricting occupancy of the units to persons complying with these criteria."</i></p>

		This enables the EPNP to make specific proposals for housing mix on each allocated site for future development in the Parish.
DEV23	Conversion of Existing Buildings to Form a Number of Residential Units	<p><i>“Within the built-up area, planning permission will be granted for the conversion of buildings to form a number of residential units, providing that:</i></p> <p><i>(i) the number of units/occupiers proposed can be accommodated in a manner which provides a satisfactory standard of amenities and facilities in relation to:</i></p> <p><i>(a) internal floorspace,</i></p> <p><i>(b) sanitary/kitchen facilities,</i></p> <p><i>(c) adequate access for all occupiers to external amenity space for the storage/collection of refuse, drying of clothes, sitting out, etc.,</i></p> <p><i>(d) adequate pedestrian access can be achieved to each unit without detriment to the amenities enjoyed by other occupiers of the building or adjoining properties;</i></p> <p><i>(ii) it is demonstrated that provision can be, or has been made for adequate sound insulation to prevent possible noise disturbance to neighbouring properties and independent units within the building itself.”</i></p> <p>The EPNP supports this policy to inform appropriate future development in the parish.</p>
DEV26	Criteria for Retail Development	<p>The District Council will seek to maintain the existing hierarchy of retail centres within Arun. Retail development which accords with this objective will be permitted provided that:</p> <p>(i) it is of a high standard of design, materials and layout, and has due regard to the character of the site and its surroundings;</p> <p>(ii) it is easily accessible by public transport;</p> <p>(iii) it includes provision for access by cycle and on foot;</p> <p>(iv) it includes appropriate provision to enable access for people with disabilities; and</p>

		<p>(v) the design incorporates crime prevention measures.</p> <p>Applications for A3 uses will need to be accompanied by details of the provisions for the extraction of fumes and cooking odours and the provision of areas for the collection of waste.</p> <p>This enables the EPNP to test and revise if necessary the mix of different village centre uses and specific protection policies.</p>
DEV30	Local and Village Centres	<p><i>“Change of use from retail will not be permitted for shops which are located outside the defined Principal Shopping Areas. An exception may be made where it can be demonstrated that retailing is no longer a viable use, particularly where the premises have remained vacant for a long period and that reasonable attempts have been made to market the premises for retail purposes.”</i></p> <p>This enables the EPNP to define a village centre and to refine this policy to meet its circumstances.</p>

Table C: Summary of the 2003 Local Plan Policies

4.16 In Table D are listed the policies of the Submission Local Plan (2014-2029). Although the Neighbourhood Plan will not be tested against these policies they have been examined as an indication of future policy in table D below.

No.	Emerging Policy	Extract and Commentary
SP4	Green Infrastructure & Development	<p><i>“The existing green infrastructure network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals. All major development must be designed to protect and enhance existing green infrastructure assets, and the connections between them, in order to ensure a joined up green infrastructure network.”</i></p> <p>This provides the EPNP with an important criterion for site allocations and potential infrastructure investment.</p>
SP9	Hierarchy of Centres	<p><i>“Village and suburban centres, including shopping parades and standalone shops form an important resource for businesses, visitors and residents. The expansion and additional provision of such facilities to a scale appropriate to the existing settlement or the planned expansion of that settlement will be welcomed by the Council provided that</i></p>

		<p><i>it adds to the range and accessibility of goods and services."</i></p> <p>This enables the EPNP to improve the existing shopping parades and other retailers.</p>
DM8	Retail Development	<p><i>"Change of use from retail will not be permitted for shops which are located outside the defined Town and District centres. An exception may be made where it can be demonstrated that retailing is no longer a viable use, particularly where the premises have remained vacant for a long period and where reasonable attempts have been made to market the premises for retail purposes using a methodology agreed by the Council."</i></p> <p>This enables the EPNP to test and revise if necessary the mix of different village centre uses and specific protection policies.</p>
SP16	Design	<p><i>"All development proposals within the District of Arun should demonstrate a high standard of quality design. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby habitats."</i></p> <p>This policy enables the EPNP to guide the design of development. The Village Design Statement from 2008 by the East Preston and Kingston Preservation Society and East Preston Parish Council will also be supported by the EPNP as material consideration for development in the parish.</p>
DM17	Aspects of Form and Design Quality	<p><i>"Arun District is a diverse area rich in architecture of every period and style. The expectations for quality in design is therefore paramount to the Districts' future..."</i></p> <p><i>When considering any application for development the Council will have regard to the following aspects:</i></p> <ol style="list-style-type: none"> <i>1. Character</i> <i>2. Appearance/Attractiveness</i> <i>3. Impact.</i>

		<p>4. Innovation</p> <p>5. Adaptability</p> <p>6. Crime Prevention</p> <p>7. Trees and Woodland</p> <p>8. Solar Gain</p> <p>9. Public Realm</p> <p>10. Layout</p> <p>11. Layout</p> <p>12. Public Art</p> <p>13. Density</p> <p>14. Scale “</p> <p>This policy enables the EPNP to guide the design of development. The Village Design Statement from 2008 by the East Preston and Kingston Preservation Society and East Preston Parish Council will also be supported by the EPNP as material consideration for development in the parish.</p>
DM22	Open Space, Sport & Recreation;	<p><i>“Existing open space, outdoor sport and recreational buildings and land, including playing fields, should not be built on unless:</i></p> <p><i>1. A robust and up-to-date assessment has been undertaken which has clearly shown the open space, outdoor sport or recreation facilities to be surplus to requirements; or</i></p> <p><i>2. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</i></p> <p><i>3. The development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss; or</i></p> <p><i>4. The development is for essential utility infrastructure, the need for which clearly outweighs the harm or loss, and no reasonable alternative site is available.”</i></p> <p>This will enable the EPNP to safeguard existing parks, and where possible identify new formal parks in the Parish.</p>
DM23	Sustainable Travel	<p><i>“New development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been</i></p>

		<p>identified. Access to alternative modes of transport including public transport routes, the public right of way and cycle networks, must be available and accessible to all members of the community.”</p> <p>This enables the EPNP to identify particular proposals and may be used as a criterion in identifying future development.</p>
DM26	Locally Listed Buildings or Structures of Character	<p>“The Council will continue to identify and compile a list of locally important buildings and structures which make a positive contribution to local distinctiveness... Planning permission will only be granted for development which results in the loss of existing Buildings or Structures of Character when it can be demonstrated that the building or structure cannot be put to a beneficial use or re-use. Replacement structures will need to be of a high quality design.”</p> <p>The EPNP may consider a development scheme, involving locally listed buildings or structures of character. This policy can ensure that the development is of a highly sensitive nature.</p>
DM29	Areas of Special Character	<p>“Within Areas of Special Character, as defined on the Proposals Map, planning permission will be granted.”</p> <p>The EPNP may propose to designate an Area of Special Character on the Proposals Map.</p>
SP11	Housing Allocations	<p>“Parish and Town Council Housing Allocations Table 12.2 below sets out the total Council's allocated housing units for Parishes and Towns over the life of the Plan. All Neighbourhood Development Plans shall provide for the stated number of housing units with respect to their Parish and Town Council areas. It should be noted that these are minimum allocations. Strategic housing shall be accommodated as follows: Parish allocations – East Preston 30 homes”</p> <p>This policy requires the EPNP to allocate sufficient land for new housing to meet its supply target of 30 dwellings over the plan period. A summary of the potentially suitable land in the Parish (as assessed in the 2012 Arun SHLAA report) is included in Appendix B of this report.</p>
SP12	Affordable Housing	<p>“For all development schemes of 1-14 residential units the Council will require 15% of the total number of units proposed on site to be provided as affordable housing on the same site, in the first instance and for all developments of 15 residential units or more the Council will require 30% of the total number of units proposed on site to be</p>

		<p><i>provided as affordable housing on the same site in the first instance.</i></p> <p>This policy will provide the EPNP with an opportunity to translate this standard policy into proposals that reflect the specific needs of the parish.</p>
SP28	Infrastructure Provision & Implementation	<p><i>“The council will work to bring forward infrastructure required as a result of the Local Plan. Where new infrastructure is needed to support new development, the infrastructure must be operational no later than the completion of the development or phase of development for which it is needed. The Council may seek fair and reasonable contributions to be made by landowners or developers towards the cost of infrastructure, service or amenity provision, to meet the needs of occupiers or users of the development. Landowners may also be required to contribute towards community benefits and essential infrastructure requirements through the Community Infrastructure Levy.”</i></p> <p>The EPNP may identify infrastructure projects on which its development proposals depend, for consideration for Community Infrastructure Levy and other funding.</p>

Table D: Summary of the 2013 Draft Local Plan Policies

4.17 In addition, the Draft Local Plan contains other policies that are more strategic or generic in nature and will not require any further interpretation by the EPNP. They will, however, be used in determining planning applications in the Parish, if adopted in the Plan. They are listed below:

- DM12 Independent Living & Care Homes
- SP14 Adapting to Climate Change
- SP15 Energy & Climate Change Mitigation
- DM19 Renewable Energy
- DM31 Conservation Areas
- DM41 Sustainable Drainage Systems

Arun District Community Infrastructure Levy

4.18 In addition, Arun is preparing its Community Infrastructure Levy (CIL) Charging Schedule. The Levy will complement its Local Plan and will replace some, but not all, elements of the S106 (planning obligation) agreement mechanism to secure funding from development schemes to contribute to investment in supporting infrastructure.

4.19 In 2009 ADC published its Infrastructure & Funding Study as the first step in understanding the infrastructure needs of the new Local Plan. Its revision will

inform the funding required from the CIL, the Draft Charging Schedule of which ADC intends to publish for consultation alongside its submission Local Plan in 2014.

4.20 The study identified some infrastructure requirements in East Preston: The SP23 "Safeguarding of the Main Road Network" in the Arun Local plan identifies improvements to the supporting road network in the District Council of Arun.

Neighbourhood Development Orders & Community Right to Build Orders

4.21 The Localism Act 2011 enables local communities to make orders that grant planning permission for specified types of development. Although not essential, it is expected that the process of preparing a Neighbourhood Development Plan will provide an opportunity to the Parish Council to propose, consult on and make an order in accordance with the regulations.

4.22 A Neighbourhood Development Order could identify types of development (that would require planning permission) in all or part of the parish area and grant consent. This could, for example, provide for the EPNP to propose change of uses from a retail to a business use in a village centre.

4.23 A Community Right to Build Order, which is a more specific type of Neighbourhood Development Order, could grant consent for a specific development proposal in the parish promoted by the Parish Council as a qualifying body. This could, for example, enable the Parish Council in the EPNP to propose a local housing scheme on land in the parish.

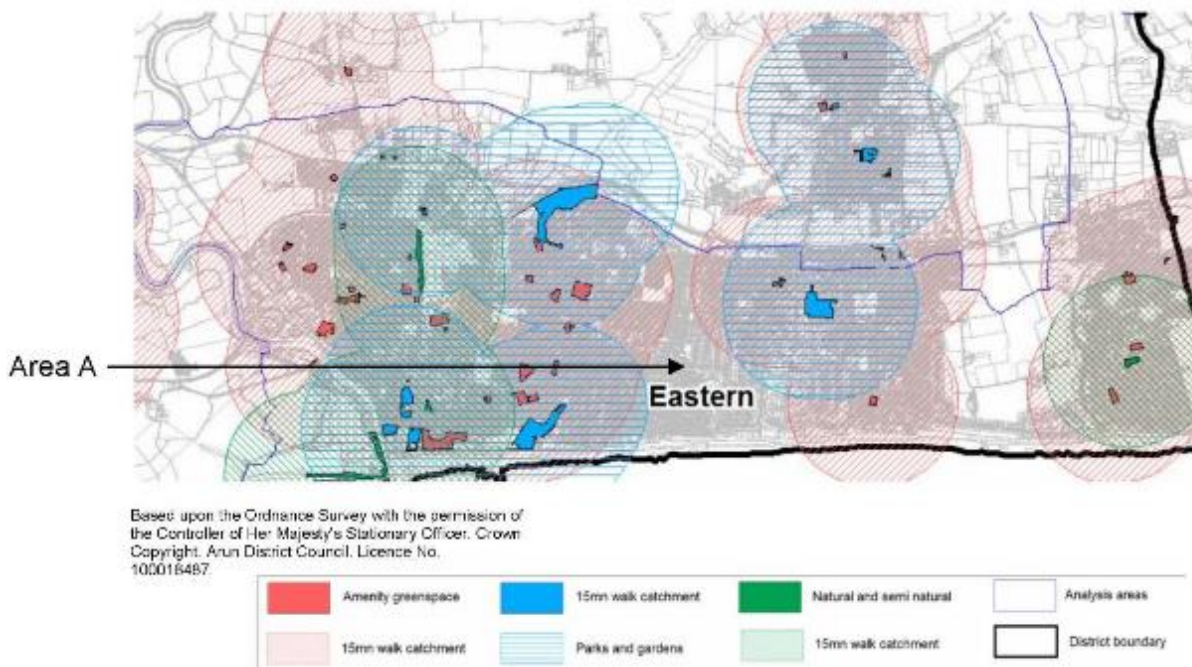
4.24 In both cases, the orders can only be made by the District Council as local planning authority once the EPNP has been examined, subject to a referendum and adopted.

Other Strategies, Plans & Studies

4.25 There are a number of other strategies, plans and studies that may influence the EPNP. All form part of the evidence base of the Draft District Plan and therefore have some relevance to the parish. Their key points of relevance to the parish are summarised here:

Arun District Council, Open Space and Recreation Study (2009)

4.26 This study was produced by PMP following a review of the Atkins open space report from 2006 which was not adopted by the Arun District Council. The study looks at different types of open space and has therefore been divided into three different analysis areas; the Downlands, the Western and the Eastern regions. East Preston falls within the Eastern region.



PLAN I: Open space and recreation study - Eastern Analysis Area

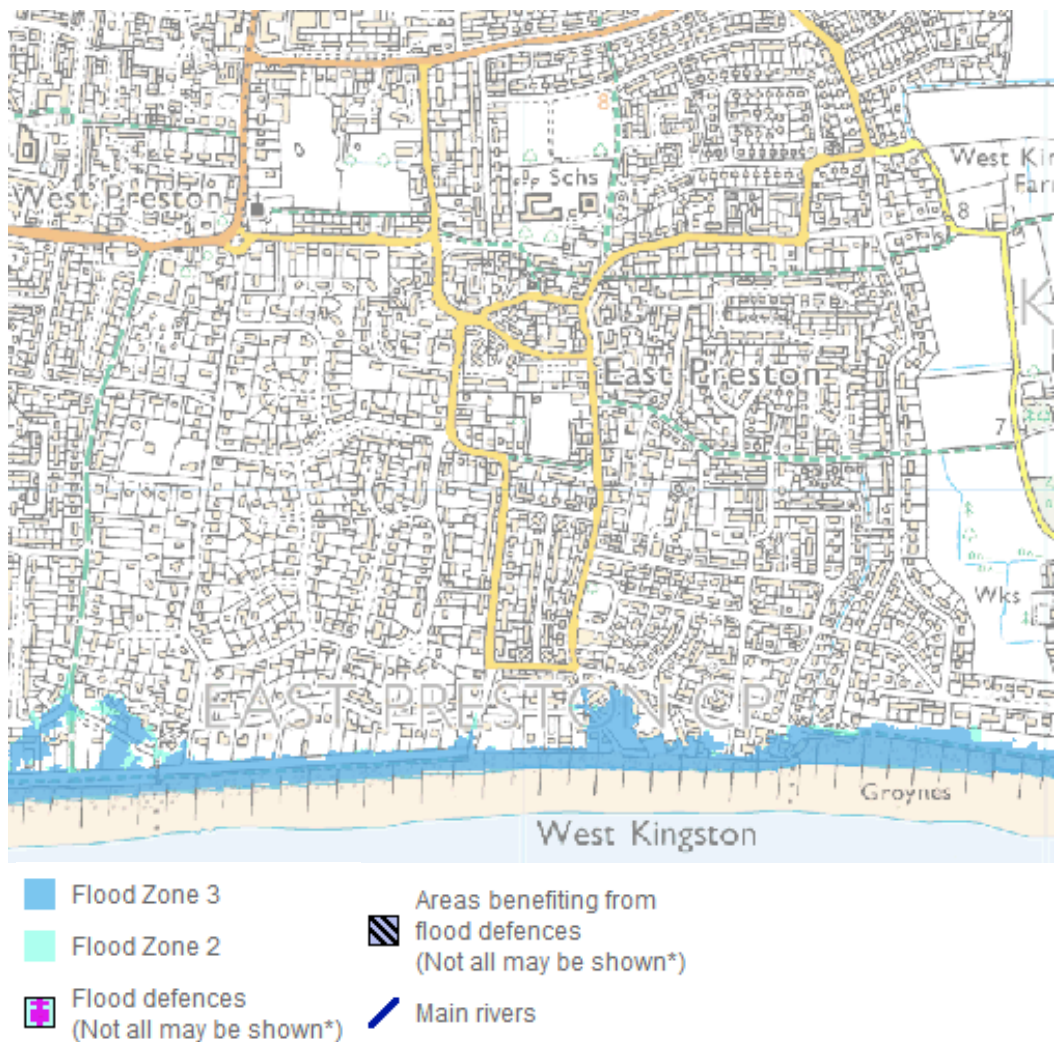
4.27 An area with an elderly demographic profile is likely to generate a greater need for less active types of open space provision, such as easily accessible formal gardens, or provision of less physically demanding types of recreation such as lawn bowls. In general, the areas of Arun with the lowest population density, have the highest proportion of elderly people (over 60), for example in East Preston

4.28 East Preston Specific points;

- New provision of parks and gardens may be required in East Preston. These sites should be of size that will alleviate a significant amount of the current quantitative shortfall within the analysis area.
- East Preston falls within the Eastern analysis were the quantity standard for parks and garden requirements is at a minimum. An extra 1.9 ha is required before 2026 to support the population growth in Arun.
- Additional provision of children's facilities would benefit the local community in East Preston, which is one of the potential areas where a new facility could be located. The Council should explore opportunities to provide at least 11 sites across the analysis area based on current populations and a further 6 sites by 2026.
- According to the allotment quantity standard East Preston requires additional allotments to support its population.
- Links to rural areas may be prioritised in urbanised areas such as East Preston as it may be difficult to identify natural and semi-natural green spaces.

Flood Risk in East Preston

- There is a coastal area at risk from sea flooding in the parish, as shown on Plan I below. (Source: Environment Agency 2013)



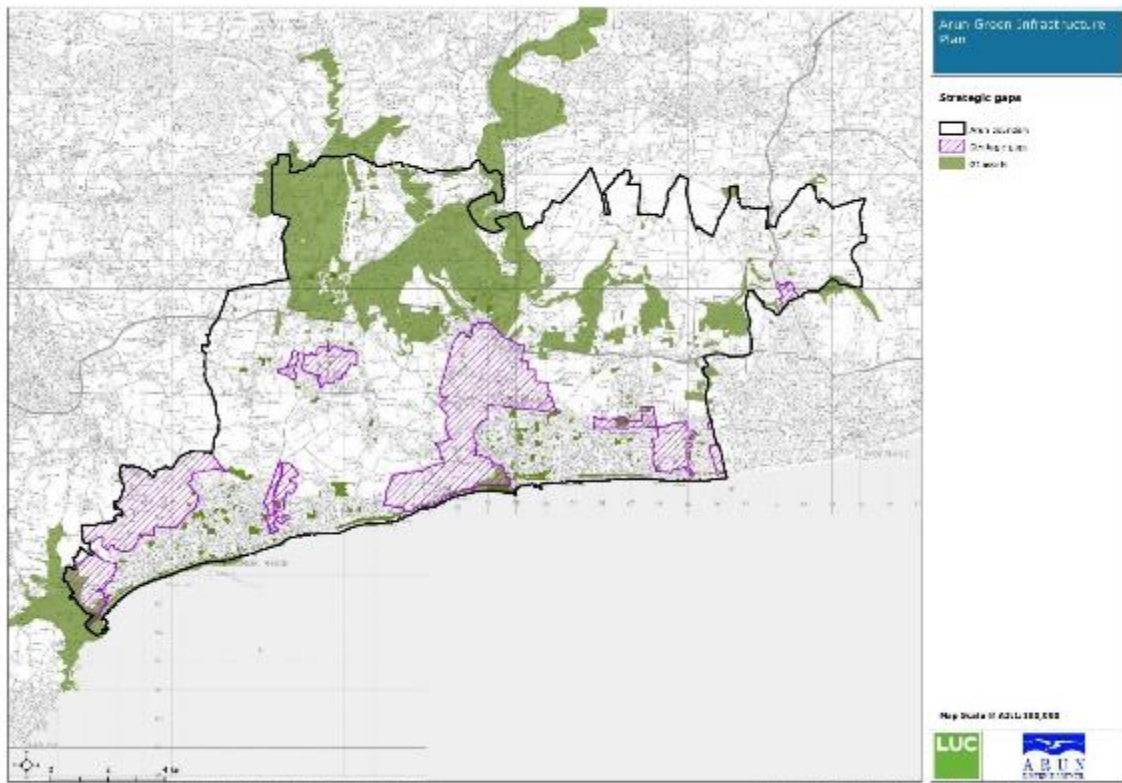
PLAN J: Flood Risk Zones in East Preston Parish

Arun Green Infrastructure Study (2012)

4.29 Arun District Council commissioned LUC to produce this Green Infrastructure (GI) Study of the district. The study also informs the GI Strategy of the wider West Sussex area.

- The study identifies East Preston as mainly an urban area
- The area has good cycle route and walk ways with Right of way through the area
- “East Preston to Ferring” and “Angmering to Rustington/East Preston” are two areas identified as local gaps, which are of great importance in protecting the character of the district and in preventing coalescence.
- Its identified as Green Infrastructure Asset in East Preston are:
 - East Preston Beach, comprising of a 7.43 ha open space contributing to a “sense of space”.
 - Langmead Recreation Ground, comprising of 4.45ha of parks and gardens with access links and access to recreation
 - Lashmar Recreation Ground is an outdoor sports facility of 1.5ha with good access links

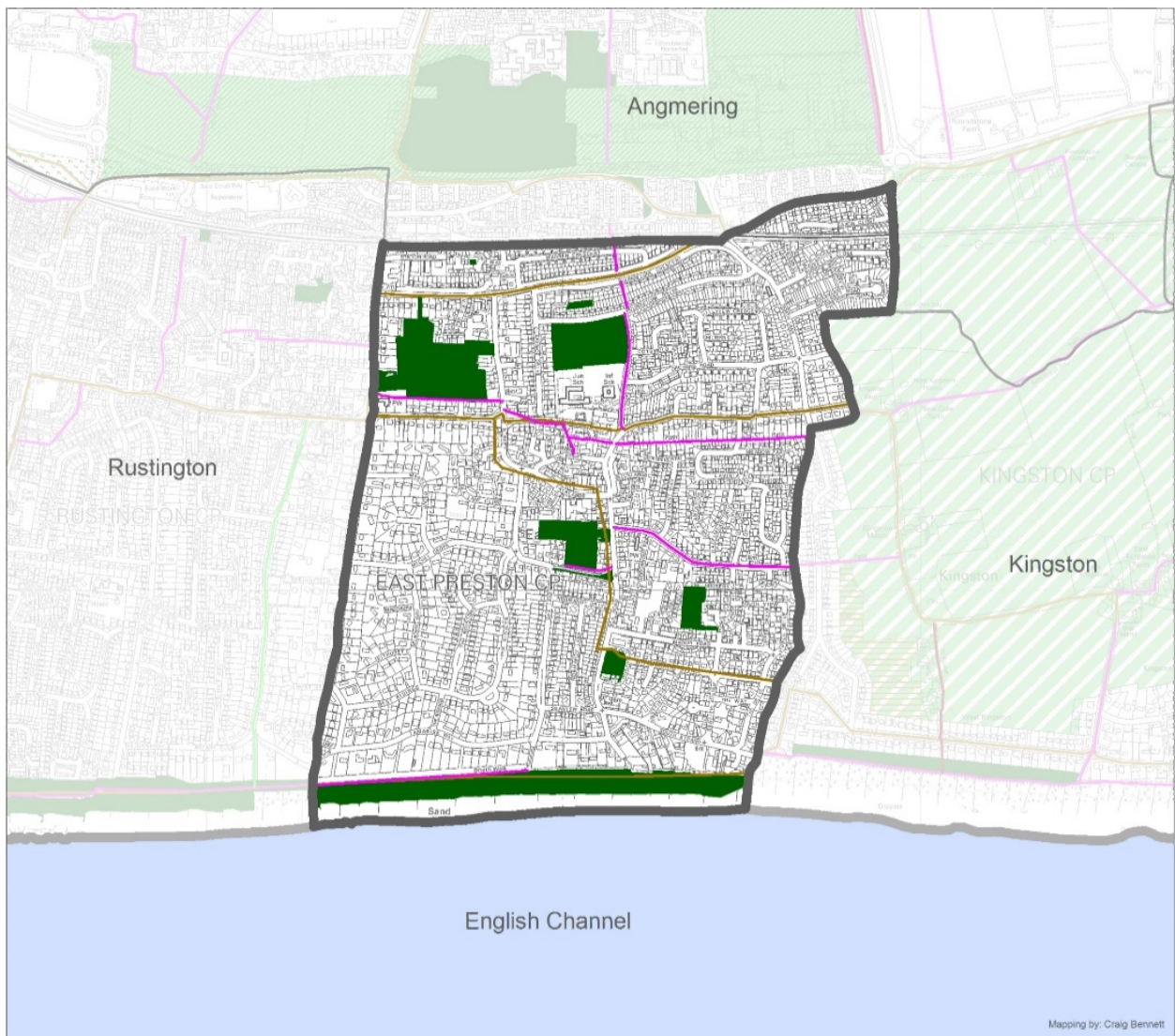
- Warren Recreation Ground is an outdoor sports facility of 1.5ha with good access links



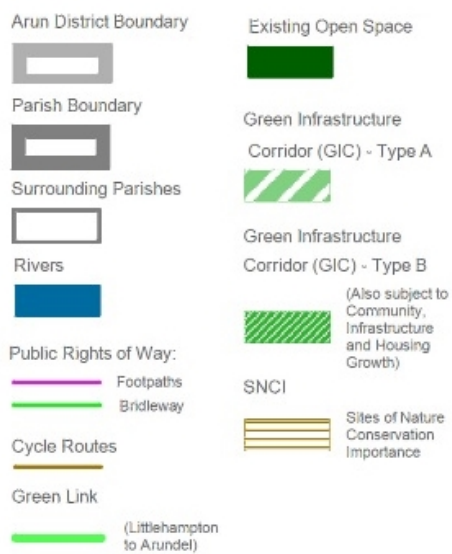
(Source: Arun Green Infrastructure Study prepared by LUC 2012)

PLAN K: Arun DC Green Infrastructure – Strategic Gaps

- Lashmar football ground is another outdoors sport facility, with good access links, comprising of 0.97 ha
- Angmering-on-Sea Lawn Tennis Club is a 0.65 ha large plot with outdoor sports facilities with good access links
- The Village Green is 0.39 ha of well accessible open space parks and gardens
- East Preston Church comprises of cemeteries and churchyards and is of historic character, the site is 0.34 in size
- Two Acres (Oakley Gardens) is a natural and semi-natural urban green space, conserving and enhancing biodiversity in an area of 0.15ha
- East Preston Allotments comprises of allotments and community gardens. It's classed as productive green environments and is 0.14ha in size
- Lashmar recreation skate park is 0.06 in size and has good access links
- Lashmar Play area is again an open space for children and young people of 0.05 ha
- Warren Recreation play area is 0.04 ha in size
- Mill Pond Way playground is 0.03 ha in size



Mapping by: Craig Bennett



Plan L: Green Infrastructure network – East Preston

Coastal West Sussex Strategic Housing Market Assessment Update (2012)

- Coastal West Sussex forms part of a Sussex Coast Housing Market, which stretches from Seaford in the east along the south coast to East Wittering, and extends inland into the South Downs National Park to settlements such as Lewes and Midhurst.
- Within the sub-regional housing market there are a number of inter-connected submarkets focused on Chichester and Bognor Regis; Worthing; and Brighton and Hove. There are also important inter-relationships with surrounding areas including Northern West Sussex and South Hampshire.
- There are a total of 199,500 dwellings in Coastal West Sussex in 2011 and 368,200 across the Sussex Coast Housing Market. Growth in the housing stock over the previous decade has been below average in all of the local authority across the housing market (including Arun District), with the exception of Chichester District. This reflects strategic development constraints in the sub-region.
- Affordable housing made up 13% of the housing stock across the Sussex Coast Housing Market in 2011 compared to 14% across the South East and 18% nationally. The level of affordable housing has fallen slightly across Coastal West Sussex since 2007. The majority of housing is in private ownership.
- Effective market demand for homes (to purchase) is 41% down on pre-2008 level in mid-2012 – a substantial reduction (but consistent with the South East region as a whole). A key influence here is that many young households have insufficient savings to put down a deposit. A 20% deposit is currently required to secure most competitive mortgage deals.
- House price trends reflect the balance between supply and demand. House price growth over the last three years (2008-11) has been moderate. Average prices have increased by 3.6% across the South East. In Coastal West Sussex performance has been mixed, with growth of above the regional average in Worthing (6.3%) but falling house prices in Arun District (-4.5%). Taking account of inflation, house prices in real terms have been virtually static.
- The demand profile in Arun District is also relatively weak with sales 39% down on long-term trends however this appears more related to wider market drivers such as economic performance.
- The weak sales market has helped to fuel demand for rental accommodation. Across the South East this has been a key growth sector in the housing market, with the number of households living in the sector increasing from 10% of all households in 2000 to 17% in 2010 (growth of 70%). The evidence points to rising rental levels over the last few years as demand exceeds supply. Moving forward institutional investment in the sector together with the availability of buy-to-let mortgage finance will be important in influencing growth in the supply of properties. There is a clear prospect that the sector may continue to be the key growing tenure within the market over the next decade.
- It appears highly unlikely that identified development needs can realistically be met within the Sussex Coast Housing Market over the period to 2031. Across the sub region land availability is significantly affected by the geography of the area. There is a limited capacity for development within existing urban areas. The potential for development in the sub-region is affected by key constraints including flooding, environmental designations and the restrictions on development imposed by the South Downs National Park. Infrastructure provision may also limit development potential, with particular issues associated with the A27 junctions and links, together with sewage treatment

capacity around Chichester, which may impact on the level, location and phasing of development.

- There is a strong case to seek to attract and retain younger households across the Sussex Coast Housing Market in order both support the local economy and business base, help shift the economy towards higher value-added activities and maintain a balanced population profile. This will require intervention both in attracting and retaining economic investment, continuing to improve the skills profile and levels of enterprise and innovation, and in developing the housing offer to attract/retain younger households.
- Across Coastal West Sussex market demand will continue to be focused towards two and three-bedroom properties. Continued demand for family housing can be expected from people moving out of Brighton and Hove. In Arun, provision of two and three bed properties should predominate.
- There is however also likely to be an increase in requirements for specialist housing solutions. The analysis above suggests a 68% growth in older population with dementia, and 58% increase in the older population with mobility problems. From a planning point of view, some of these people will require specialist housing such as sheltered or extra care provision. The analysis also suggests that the care home population can be expected to increase by around 3,800 persons between 2011 and 2030.

Summary of Key Issues for the Parish of East Preston

4.30 An analysis of the parish and wider issues indicates a series of actual or perceived 'strengths' or 'assets' or 'advantages', relative to other places. It also indicates the parish has actual or perceived 'weaknesses' or 'disadvantages'.

4.31 In each case, they present a combination of opportunities and challenges for the EPNP to address, given there is likely to be a direct influence of land use planning and development decisions.

Strengths

- A vibrant and committed community
- A very attractive environment
- Well-used local shops with limited free parking
- Well managed coastal area

Weaknesses

- Increasing access problems to the village caused by future proposed developments in Angmering, Ferring and Littlehampton
- Poor vehicle access to East Preston
 - A259 and A27 congestion
 - Station Road and Roundstone level crossings severely impede traffic flows
- Poor pedestrian access across the A259
- Insufficient residential parking in some areas
- Diminishing social support for the young and elderly

Opportunities for the EPNP

- To bolster the strengths of the village in respect of shaping the future use and development of land, including by raising the status of the Village Design Statement and by introducing planning policies which ensure that new development conforms to the present character of the village, as residents clearly desire
- To shape and control future planning decisions by refining District-wide policies to suit the Parish's circumstances
- To identify viable community assets to protect from inappropriate development proposals
- To promote and safeguard green public places
- To encourage employment opportunities through increasing retail and other commercial business provision in the parish
- To support improvements to the supporting road network, route A259
- To promote safer cycling throughout the community

Challenges for the EPNP

- To identify suitable and acceptable land to deliver 30 new homes without compromising the character of the area
- To work closely with all sections of the community to integrate and assist each other by the provision of services and facilities.
- Development in surrounding neighbourhoods, particularly Angmering, which may impact availability of local facilities, e.g. secondary schools, doctors.
- Development within the eastern 'Strategic Gap' which:
 - Could impact East Preston access through A259 traffic congestion
 - Could impact the current green and open environment on our eastern parish boundary
- Offshore development, e.g. 'Wind farms' or oil exploration, which could impact our sea views and sea shore access
- Developments that may impact on drainage both storm water and foul
- The future effect of gradual rising sea levels.

APPENDIX A

Schedule of Evidence

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

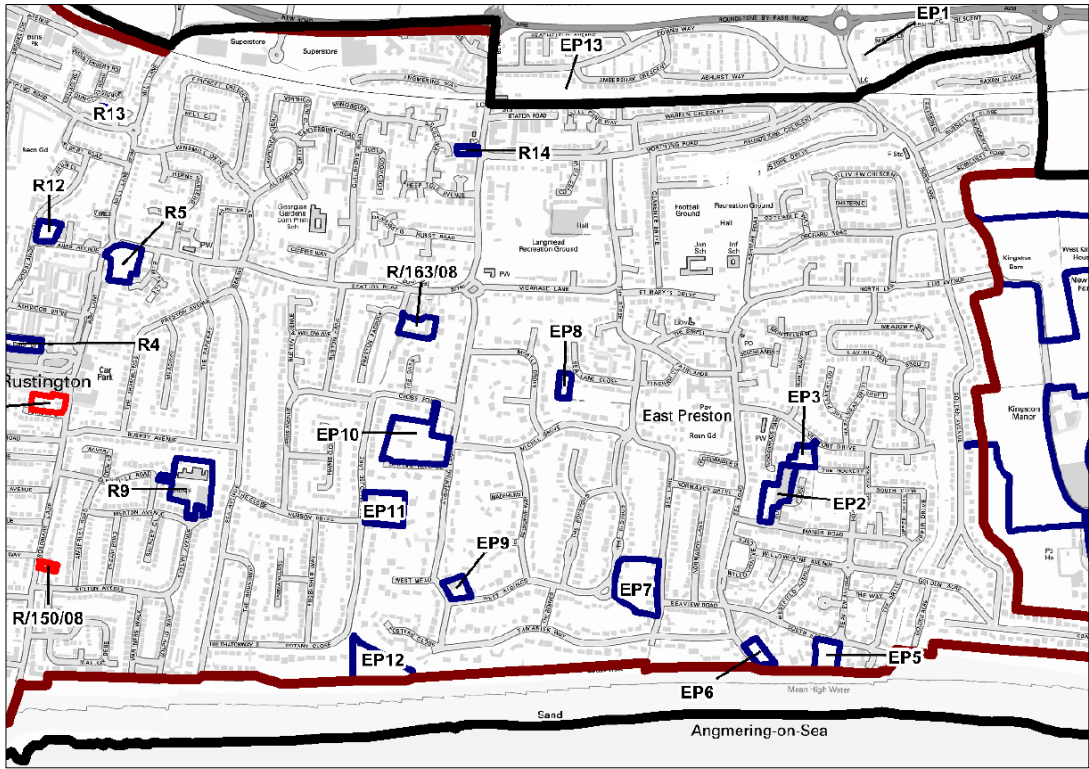
APPENDIX B

Strategic Housing Land Availability Assessment (SHLAA) 2012

4.29 The Arun SHLAA document assessed a number of sites in East Preston (see Plan below). All the sites in the table below have been rejected, for various reasons. However two of the sites, EP2 and EP8 have now had planning permission granted for residential development before the base date, and the land at EP2 is currently being developed.

Site Code	Site name/location
EP2	Land North of Manor Road adjoining Nursery Close
EP3	22 and 24 Vermont Drive
EP5	2-3 Pergolas, South Strand
EP6	The Open Dinghy Pen, Sea Road
EP7	45, 49, 51, 53 The Ridings and land to the rear *
EP8	5 Sea Lane Close
EP9	52 Angmering Lane, East Preston

* EP7 Planning permission recently given for 47 The Ridings and 62 Sea Lane.



- Settlement boundaries
- South Downs National Park
- Sites within settlements with potential
- Sites outside settlements with future potential
- Rejected sites

Plan M: 2012 SHLAA map & key – East Preston