



East Preston  
Neighbourhood Plan 2014-2029  
**Submission Plan including  
Post Examination modifications**



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**EAST PRESTON, WEST SUSSEX**  
**November 2014**

# **East Preston Neighbourhood Plan 2014-2029**

## **Submission Plan including Post Examination Modifications**

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## **Foreword**

### **Chairman of East Preston Parish Council**

*The Localism Act introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level. In 2011 East Preston Parish Council was successful with its application to become a "Front Runner" in the Neighbourhood Planning Pilot.*

*This East Preston Neighbourhood Plan reflects community-wide comments, observations and concerns about its future, bringing them together with census information, strategic and statistical evidence into one document that voices the community's overwhelming desire to make East Preston an even better place to live and work, both now and for future generations.*

*The plan has been produced by a Neighbourhood Planning Steering Group including Parish Council members, community volunteers and considerable input from local residents and help from Arun District Council. The Steering Group was supported by Action in Rural Sussex and their planning consultants, rCOH. I would like to take this opportunity to thank everyone for their assistance developing this plan.*

*Following a favourable local referendum the East Preston Neighbourhood Plan will form part of statutory planning guidance and become, with the Arun District Council's Local Plan, the starting point for deciding where development should take place and the type and quality of that development.*

*Councillor Joop Duijf  
Chairman of East Preston Parish Council*

## List of Policies & Proposals

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# 1. Introduction

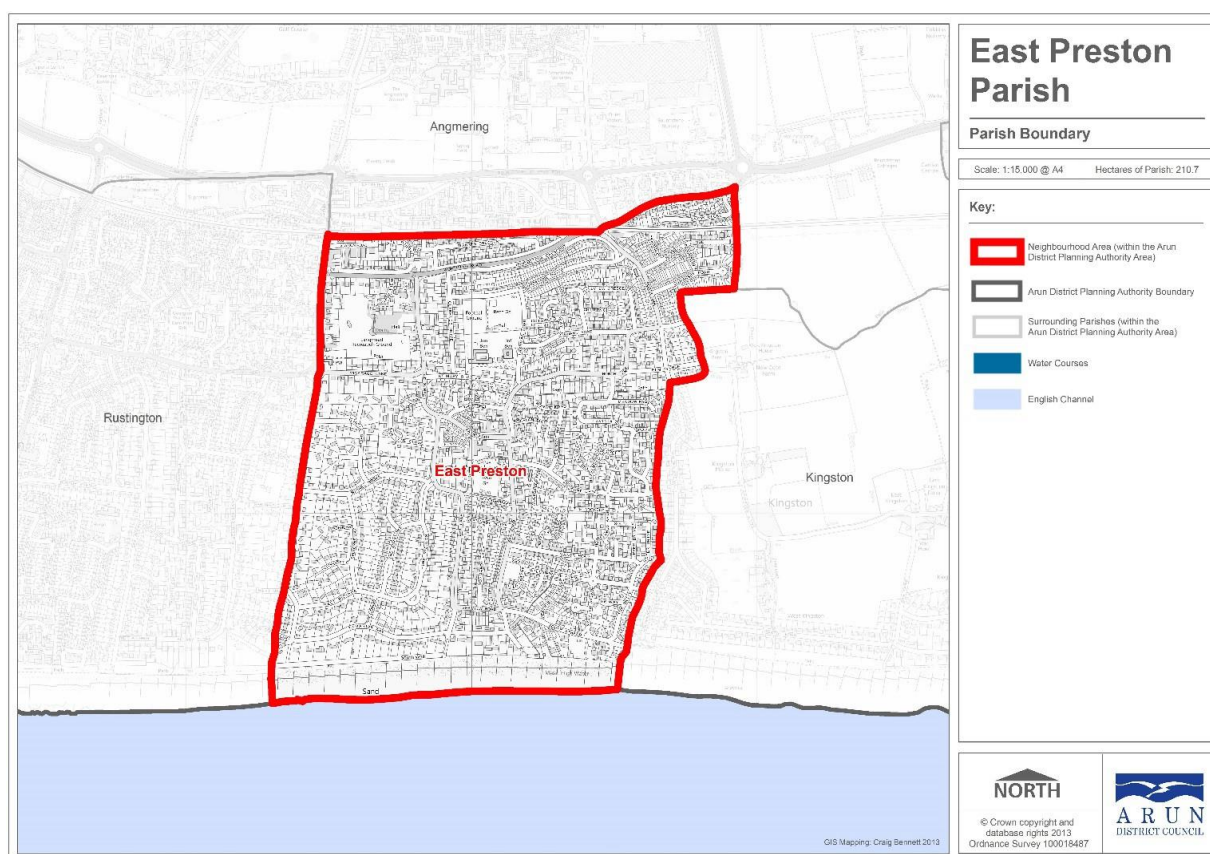
## Purpose

1.1 Arun District Council (ADC), the local planning authority, designated a Neighbourhood Area for the whole of East Preston parish for the purpose of preparing the East Preston Neighbourhood Plan (EPNP) on 24 November 2012.

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

1.3 The East Preston Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011 and the Planning & Compulsory Purchase Act 2004.

1.4 The purpose of this plan is to set out specific policy proposals for the parish with a view to the document becoming part of the development plan for the parish.



*Plan A: The Designated East Preston Neighbourhood Area*

## Neighbourhood Development Plans

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

*"Neighbourhoods should develop plans that support the strategic development needs set out in Local Plans ... (and) ... plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan." (para. 16)*

*"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." (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 ... 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." (para.185)*

## The Plan Preparation Process

1.6 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.

1.7 The process up to submission comprised three main stages:

- State of the Parish Report – the report of January 2014 summarising all the evidence on which the EPNP is based
- Pre-Submission EPNP – this document comprising the vision, objectives, policies and the Proposals Map for a statutory six week public consultation period in April – May 2014
- Submission EPNP – this document, taking into account the representations received on the draft plan during the public consultation period, amended as necessary for submission to the local

planning authority, together with the Basic Conditions and Consultation Statements

1.8 Thereafter the EPNP will be subject to independent examination and if successful will be put to a local referendum. A majority vote will lead to the EPNP becoming part of the development plan for the parish to manage future development decisions alongside the Arun Local Plan and National Planning Policy Framework.

## **Consultation**

1.9 The Parish Council has consulted the local community extensively, and the consultations for the 2012 Parish Plan underpin the consultation for the EPNP itself. Groups of local residents have been established to review and agree which issues should be addressed by the plan. There have also been community surveys to obtain the fullest view of local community concerns, needs and wants from the EPNP.

1.10 The Pre-Submission EPNP was approved by the Parish Council to be published for public consultation for a six week period commencing 17 April 2014 and ending on 29 May 2014. The Pre-Submission Plan was made available online and a hard copy was delivered to all homes and businesses within the parish during this period.

1.11 A full description of the consultation process and its outcomes is included in the Consultation Statement, which accompanies this document.

## **2. State of the Parish**

### **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 19<sup>th</sup> 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 20<sup>th</sup> and early 21<sup>st</sup> century, the parish population increased significantly, largely due to the increasing development of land for housing. The period from 1911-1940 saw the piecemeal growth of the private residential estates of Angmering-on-Sea to the east and Willowhayne to the west, with further building on the Willowhayne Estate after the war. There has also been later gradual infill between the private estates subsuming the remaining available land, to the present state that no significant areas of undeveloped land remain within the parish 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 progressively 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 near the main coastal road (A259) as well as the arterial A27 road, which runs east-west through the county and beyond. Angmering railway station gives 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 and churches together with 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)

## 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).

### Dwellings

2.11 There are 2,970 dwellings located within the Parish (a dwelling means a single self-contained household space or two or more household spaces at the same address that are not self-contained, but combine to form a self-contained dwelling):

- 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

2.12 There are 2,812 households located within the Parish (a household means one person living alone, or a group of people living at the same address who share a kitchen and a living room):

- 1,570 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

2.13 495 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

2.14 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

2.15 There is Deciduous Woodland Priority Habitat in the NW corner of the Parish in part of the Langmead Recreation Ground. There is also Coastal Vegetated Shingle Priority Habitat in the central Southern portion of the beach.

### Heritage

2.16 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.

2.17 The Parish also contains a number of buildings or structures of character and part of the East Preston/Rustington (Station Road) Conservation Area (along both sides of the western end of Vicarage Lane and ending by the parish boundary along Station Road). The Conservation Area was designated in March 1986 and extended in July 1994. It also contains two Areas of Special Character at Elm Avenue, Golden Avenue (Part), Kingston Lane (Part) & North Lane (Part); and at Seafield Road, Sea Road (Part), Palm Court Cottages and South Strand (Part).

### **Community Views**

2.18 Since the launch of the EPNP, the Parish Council has established a number of Focus Groups and arranged drop-in sessions for the community to learn more

about the EPNP and to express their opinions on the future of the parish.

2.19 Each of the Focus Groups was tasked with examining the evidence base in respect of their themes and to draw conclusions on what this may mean for the EPNP. A summary of the discussions and conclusions of each group is set out below.

2.20 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'. In both cases, 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
- Unsafe 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 supporting retail and other commercial business provision in the parish
- To support improvements to the surrounding road network, especially access from the A259
- To promote safer cycling throughout the community

#### Challenges for the EPNP

- 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 affect the availability of local facilities, e.g. secondary schools, doctors.
- Development within the eastern 'Strategic Gap' which:
  - Could impact East Preston access through greater traffic congestion on the A259
  - 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.

## **Planning Policy Context**

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

2.22 The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in the preparation of local plans and neighbourhood development plans. The EPNP must demonstrate that it is consistent with the provisions of the NPPF.

2.23 The development plan for Arun currently comprises the saved policies of the adopted 2003 Arun Local Plan. The EPNP must be in general conformity with the strategic policies of the development plan. The forthcoming Local Plan will replace the saved policies once adopted. The EPNP focuses on being in general conformity with the relevant saved policies of the 2003 plan, as required by the 2012 Regulations.

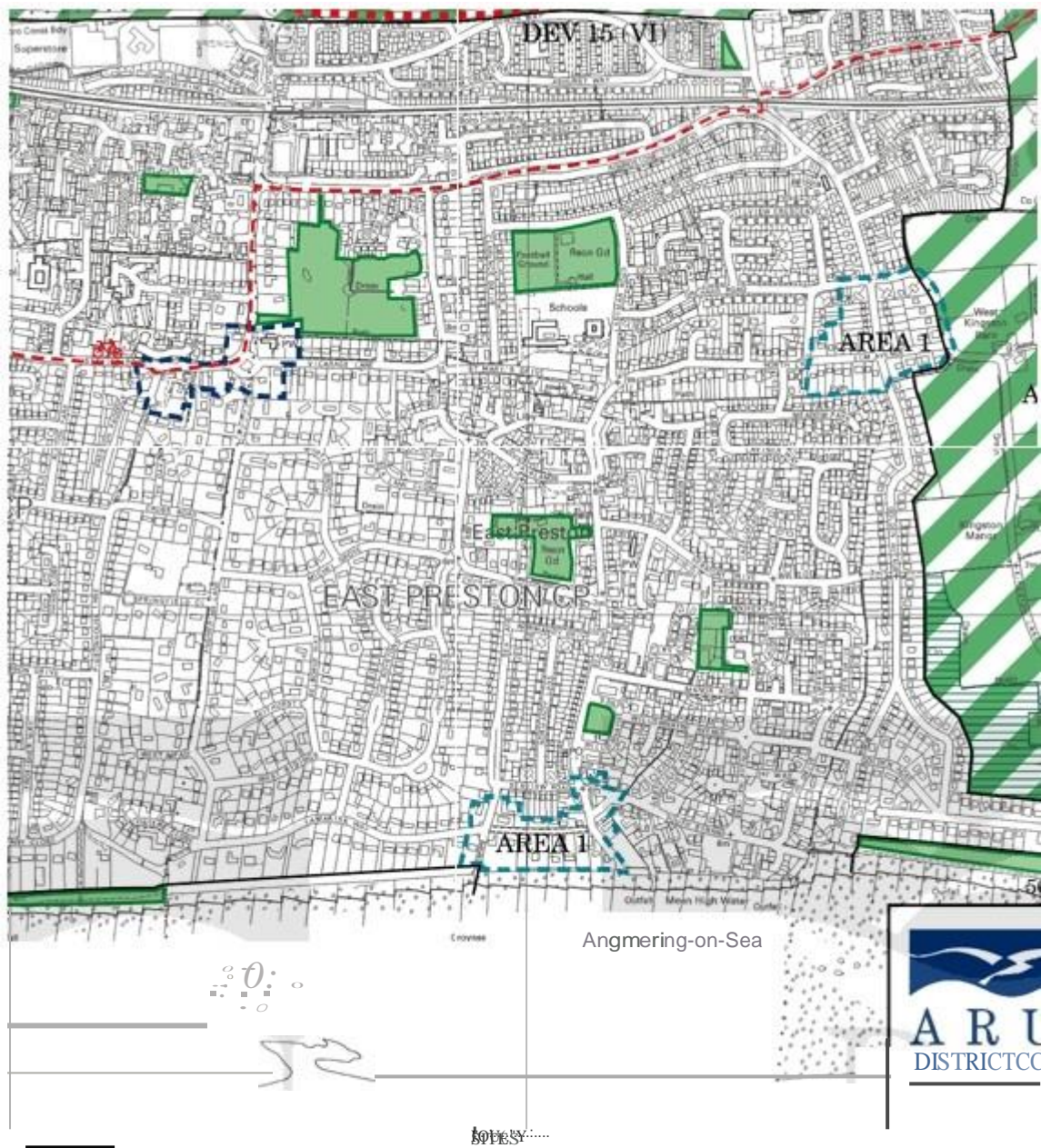
### The Arun Local Plan 2003 - 2011

2.24 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)
- Protection of the Countryside (GEN3)
- The Form of New Development (GEN7)
- Inland Flooding (GEN11)
- Public Access to the Coast (GEN13)
- Buildings of Character (GEN22)
- Areas of Special Character (AREA1)
- Conservation Areas (AREA2)
- Protection of Open Spaces (AREA5)
- Strategic Gaps (AREA10)
- Extension to existing residential buildings (DEV19)
- Accommodation Restricted to Occupancy by the Elderly (DEV21)
- Local Village Centres (DEV30)

2.25 Although the weight attached to each policy will differ according to its

alignment with the NPPF, these policies provide the framework by which the general conformity of the EPNP to the development plan has been assessed. Each policy contains a reference to the relevant saved policy(s) and the supporting text draws out any specific conformity issue. The Basic Conditions Statement accompanying the EPNP sets out in detail how each policy meets the necessary conformity requirements.



Plan B: 2003 Local Plan Proposals Map - East Preston Inset

(Note that the narrow green strip to the west of Langmeads Field in the north-west corner of the parish has not been open space since the 1960s)

The Draft Arun Local Plan March 2014 (2011 – 2029 and beyond).

2.26 Parts of the new Draft Local Plan have been published during 2014 with a view to the complete Plan being published for pre submission consultation later in the year. The new Local Plan will replace the saved policies of 2003 Local Plan and will complement those policies of the EPNP. The draft document 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.

2.27 Although not yet examined or adopted, the new Local Plan provides a helpful policy guide for the preparation of Neighbourhood Plans. 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.



### 3. Vision & Objectives

#### Vision

3.1 East Preston is a thriving coastal community with a strong desire to maintain its spirit by making community improvements through development and infrastructure enhancements. Our Vision of East Preston Parish in fifteen years' time has sought to capture all the community's views and aspirations for the parish. It therefore forms the basis on which the strategic objectives and proposed policies have been formulated.

*"Our vision is to maintain the balance and proportion of what we have, strengthening established features of our neighbourhood through supporting sustainable development. While encouraging development and infrastructure improvements, the community wishes for East Preston Parish to retain its unique and special character.*

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

*To achieve this East Preston Parish Council will encourage and support:*

- Sustainable development*
- Responsible development along with enhanced provision of amenities, activities and facilities*
- Accessibility for all by improving infrastructure, maintaining and improving transport in order particularly to support our aging population*
- Retention of our identity as a coastal village and our independence from Ferring and Worthing through the vigorous defence of the eastern 'Strategic Gap'*
- New development that is in line with the policies of the Neighbourhood Plan.*

#### Objectives & Measures

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

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

- a) To encourage sustainable development in the parish that meets the needs of, and reflects the wishes of, the residents
  - The majority of dwellings of a type and tenure suited to meet local demand
  - Design of new homes to be in conformity with the Neighbourhood Plan

- b) To offer greater protection to the parish's open spaces, coastline, heritage assets and special character
  - Resist proposals for development on public open spaces unless it is ancillary to its use as an open space.
  - Designate more Buildings & Structures of Special Character that meet Arun's criteria for designation.
  - Support proposals to improve beach access in the region of Sea Road
- c) To plan for climate change and work in harmony with the environment to conserve natural resources
  - All development must demonstrate the inclusion of sustainable drainage systems such that surface water flooding is managed within the developments boundary and elsewhere in the parish
- d) To provide allotments
  - Existing land adjacent to Roundstone Drive and currently used as allotments should remain as such. Proposals for development of that land will be resisted unless a suitable alternative site can be provided.

3.4 The objectives cover a range of economic, social and environmental issues that together provide a basis on which the sustainability performance of the EPNP can be judged.

3.5 They reflect the nature of the parish and the direction the local community wants the EPNP to take, especially in securing the long term future of those community and environmental assets most precious to local people. They also accept and welcome change that will enable the community to grow in a sustainable way.

### **Monitoring & Review**

3.6 The EPNP will be monitored by East Preston Parish Council on an annual basis, using the planning data collected by ADC. The objectives and measures will form the core of the monitoring activity but other data collected and reported at a parish level relevant to the plan will also be included.

3.7 The Parish Council also proposes to complete a formal review of the EPNP once every five years. Dependent upon when the Arun Local Plan goes through Examination and is adopted, this review may coincide with the review of the Local Plan.

## 4. Land Use Policies

### Introduction

4.1 The EPNP contains a series of policies and proposals, the successful delivery of which during the period of the Plan will secure the community's vision for the Parish. The community's wishes are set out in the answers to the East Preston NDP Community Survey, conducted in September and October 2013. Residents showed a strong preference for development that reflected the present character of the village. No less than 86% considered that the materials used in new buildings should harmonise with those in neighbouring buildings; 83% considered that new buildings should reflect the character of existing buildings in neighbouring streets; 79% considered that new buildings should be no more than two storeys high; and 73% opposed building houses closer together. Only 17% considered that new buildings could use modern architectural styles or materials. The policies of the Plan are intended to implement these views.

4.2 The East Preston Village Design Statement (VDS) was endorsed as a material planning consideration by Arun District Council in 2008. It is based on a survey conducted in 2006, which also found that local residents wish to preserve the character of the village. The VDS describes the village, and provides a detailed guide to the designs that are appropriate to it. The policies of the Plan have greater weight than those of the VDS, being a part of the Local Plan; however the VDS will be a valuable supplement to the Plan, as a source of more detailed guidelines and information on design. There are a few places where its guidelines differ from the policies of the Plan; in such instances, the policies of the Plan take precedence.

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

4.4 East Preston has seen a significant level of development in the last decade, mostly since 2006. Between the Census years of 2001 and 2011, West Sussex County Council statistics show that 160 houses and flats were built in the parish. Census data shows that the housing stock increased by 134 in this decade; the number of households increased by 86, and the population rose by 19. More homes therefore did not mean more people, but smaller households. There was also probably some increase in the number of second homes and of empty houses but there are no definitive figures for either feature. All the development took place on sites created by demolishing a house or commercial premises, or by building on part of a garden. Apart from one site (to the west of Nursery Close) East Preston did not have any open land that was suitable for development.

4.5 The Plan contains no proposals for additional affordable housing in the Parish. There is a need for more affordable homes in the Parish; but their supply requires land on which they could be built, and money to pay for their construction.

Neither is available. The only source of affordable homes will be the dwellings built commercially, whose developers are required to give Arun District Council either money or land for building affordable homes.

4.6 The objectives of the policies on housing are to support the re-development of land within the Parish to provide more homes, while preserving the features of the parish that are most valued by its residents. Because the character of the village varies across its area, it has been divided into four Character Areas for the purpose of this Plan. These areas are the same as those adopted in the East Preston Village Design Statement and are shown on the Proposals Map.

4.7 Each policy is numbered and is accompanied by a reference to its conformity with the National Planning Policy Framework (NPPF) and Arun Local Plan. There is also a short explanation and justification, including a reference to the relevant key evidence (which is listed in Appendix A). The evidence documentation is available either directly or via a link on the Parish Council's website.

### **Policy 1: Housing – General Principles**

***Development proposals will be supported, provided:***

- i. the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the surrounding buildings;***
- ii. they meet the adopted car parking standards, whereby the amount and method of parking provision should not adversely affect road safety, or result in unacceptable levels of on-road parking demand;***
- iii. where proposals for the use of a dwelling as a commercial holiday letting would amount to a change of use which requires planning permission they demonstrate that they will not harm the amenities of the local residential area; and***
- iv. they retain amenity land, incidental open spaces and roadside verges unless Policy 5ii applies.***

(Conformity Reference: 2003 Arun Local Plan Policy GEN7, DEV19 and NPPF paras 58, 59, 60, 61)

### **General Policies**

4.8 The policies in Policy 1 establish a series of general principles that will apply to plans for housing development throughout the parish. Policies 2 to 5 then set out the additional policies specific to each of four Character Areas into which the parish was divided for the Village Design Statement (VDS). They are shown on the Proposals Map, the roads in each Character Area outlined in a different colour. This division mainly reflects variations in the type and density of development across the village.

4.9 The general principle of the Plan is that all new housing should reflect and enhance the local character of each part of the parish, to implement the clearly expressed desire of nearly all its residents to preserve the present character of the area. In doing so, the policy accords with and complements the key design-

related content of saved Policies GEN7 and DEV 19 of the 2003 Local Plan in respect of the form of new development and of alterations and recognises the designation of Areas of Special Character in the parish under saved Policy AREA1.

#### Development Principles

4.10 Development and re-development will be encouraged if it would strengthen the present characteristics of the village. It is important to avoid new buildings which appear overbearing by reason of their size, and alterations which harm the character of a road.

4.11 Paragraph removed.

4.12 The materials used in new or altered buildings should harmonise in both colour and texture with the materials used in adjoining buildings.

4.13 The density of new developments should be low enough to preserve the character of an area. The acceptable density will therefore vary throughout the parish and will be closely related to the present density. It must always be low enough to permit the provision of soft landscaping around any new building.

4.14 New or altered buildings that exceed two stories in height will rarely be acceptable. Rooms in the roof space may be permitted if the dormer windows are small enough to be subservient to the appearance of the roof as a whole.

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

4.16 Extensions should be designed to look as if they were part of the original design of the house. The enlarged house should not be unbalanced in appearance or so large as to be out of scale with other houses in the road. It should harmonise with other houses in the road in scale, design and materials. Extensions are best placed at the rear. They should not be visually intrusive or alter the pattern of the street scene.

4.17 Small houses with 2-3 bedrooms are the preferred type of development. The Survey showed that residents consider small houses are the dwellings most needed in the Parish. The provision of small houses may prove difficult in practice, but developments of small units will be preferred.

4.18 Preservation of the street scene is important to protect the character of the village. The Parish Council will therefore propose that Arun District Council considers making an Article 4 Direction under the Town & Country Planning (General Permitted Development) Order 1995 to remove the permitted development rights in relevant parts of the Parish as described in Policies 4 and 5 below.

4.19 New entrances to properties should be unobtrusive and fit in with their surroundings.

### Parking Standards

4.20 In the Community Survey, 98% of respondents agreed that new buildings should have adequate parking spaces within their plot to avoid an increase in on- road parking. The provision of parking space in new development is determined by the 2010 adopted West Sussex County Council standards.

4.21 The application of this standard in recent years is perceived to have provided too few parking spaces and has resulted in an unacceptable increase in on- road parking. It is expected that applicants will be able to demonstrate the applicability of the standard WSCC model to an East Preston context.

### Short Term Letting of Dwellings

4.22 It is becoming increasingly common for residential property in the parish to be let to holidaymakers for periods of a week or less. Letting a residential property in this manner may constitute a material change of use from residential to commercial leisure accommodation. The Court of Appeal ruled in 2012 that a decision on whether a material change of use had occurred would depend upon the particular characteristics of the use of a property as holiday accommodation. Use for short holiday lets may be considered a material change of use and the decision would mainly depend on whether the use of the property fell outside of the definition of C3 (private residential) use in the Use Classes Order. A decision would be a matter both of fact and of degree; planning authorities have to establish the evidence in each case and to judge whether or not it constituted residential use. (Moore v Secretary of State for Communities and Local Government, September 2012). A material change of use requires planning permission. The use of houses for short holiday lets can affect the amenities of neighbouring residents and affect the character of a neighbourhood: planning permission should therefore only be granted if the commercial use would not harm the amenities of neighbours or alter the character of a neighbourhood.

### Roadside Verges

4.23 Roadside verges should be preserved, to maintain the appearance of roads in the Parish. In places where on-road parking has led to damage to the verges or is impeding traffic flow, parts of the verge can be removed to create parking bays, or some form of ground stabilisation crates incorporated within the grassed area if residents desire this change. Planted with grass, shrubs or trees, they create much of the attraction of the parish. Residents value them; the survey undertaken in 2007 for the VDS found that 98% of respondents considered that the greenness of the verges enhanced the appearance of the roads.

## **Policy 2: Design in Character Area One**

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

- i. preserve the street scene and avoid any increases in density that would be harmful to the character of the area; and***
- ii. protect the view from the beach.***

*(Conformity Reference: 2003 Arun Local Plan Policy GEN7, DEV19 and NPPF paras 58, 59, 60, 61)*

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

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

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

## **Policy 3: Design in Character Area Two**

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

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

*(Conformity Reference: 2003 Arun Local Plan Policy GEN7, DEV19 and NPPF paras 58, 59, 60, 61)*

4.27 The main characteristic of this area is the predominance of bungalows. The priority for this policy is to resist increases in height. New buildings should be no

higher than the existing buildings in a road. If a bungalow is enlarged by constructing rooms in the roof space, the height of the roof should not be increased, and the basic form of the roof should not be changed. A hipped roof should only be changed to a gable end at the rear.

#### **Policy 4: Design in Character Area Three**

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

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

*(Conformity Reference: 2003 Arun Local Plan Policy GEN7, DEV19 and NPPF paras 58, 59, 60, 61)*

4.28 This area comprises the older parts of the village and also its main roads, on which much redevelopment has already occurred. This redevelopment has largely comprised two and occasionally three storey blocks of flats, and is mostly near Angmering station. The priority in this area is the preservation of the historic character of the village centre. The settings of heritage assets must be rigorously protected. Any new buildings should be appropriate to a village setting.

4.29 Front boundary walls are a major factor in creating the character of this part of the village. Many of the walls are old, and built of flint. Only at listed buildings, such as Preston Place, do they have any protection. They can otherwise be demolished by householders using their rights of permitted development.

4.30 Blocks of flats can be built on some roads in this area. They should not be so large as to appear out of scale with neighbouring buildings and their design should harmonise with existing buildings in the area. The objective is to design blocks of flats that do not disrupt the street scene because of their size or their style. These blocks should therefore be permitted only in positions where the existing buildings are broadly comparable in scale to the proposed block and their design should be compatible with that of neighbouring buildings.

#### **Policy 5: Design in Character Area Four**

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

- i ensure that high front garden walls or fences are avoided; and***
- ii make provision for off-street car parking spaces by removing parts***



**of roadside verges if residents so desire.**

*(Conformity Reference: 2003 Arun Local Plan Policy GEN7, DEV19 and NPPF paras 58, 59, 60, 61)*

4.31 This area has been developed to a higher density than most of the Parish and is characterised by terraced and semi-detached houses. The priority is to preserve the present street scene which features low walls and open front gardens. The construction of higher front garden walls should be resisted. Residents are asked to preserve the appearance of their roads. Roadside verges can be partially removed to create parking spaces, if residents desire the change, while retaining as much greenery as possible.

#### **Policy 6: Open Spaces**

***The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on the Proposals Map and will resist proposals for housing or other inappropriate development:***

- i. Langmeads Field; and***
- ii. South Walk.***

***The Neighbourhood Plan will also resist proposals for development on any of the following open spaces, shown on the Proposals Map, unless the development is ancillary to its use as an open space.***

- iii. Playing fields, Lashmar Road;***
- iv. Warren Recreation Ground and Two Acres, Sea Road;***
- v. Village Green, Sea Road;***
- vi. East Preston Football Club ground, Lashmar Road;***
- vii. Angmering-on-Sea Lawn Tennis Club grounds, Homelands Avenue;***
- viii East Preston & Kingston Bowls club ground, Sea Lane;***
- ix. Mill Pond Way Playground; and***
- x. Green space in Cotswold Way***

*(Conformity Reference: 2003 Arun Local Plan Policy AREA5 and NPPF para's 73, 76 & 77)*

4.32 This policy designates the most important open spaces in the parish as Local Green Spaces in accordance with the criteria of the NPPF (para's 76 and 77) in line with its provision for local communities to identify for special protection green areas of particular importance to them ... to rule out new development other than in very special circumstances" (para 76), and that such protection will be capable of enduring beyond the plan period (i.e.2029). The policy also protects these and other designated open spaces from inappropriate development in accordance with saved Policy Area5 of the 2003 Local Plan and paragraph 74 of the NPPF.

4.33 Langmeads Field (also known as the Langmead Recreation Ground) is a much valued local amenity, being much used for walking, exercising dogs, picnicking and for informal games. It provides an unspoilt open space in a developed area. Its relatively rural character reflects its history as pasture fields. This area, as a Deciduous Woodland Priority Habitat (see 2.15 above), also provides an opportunity for

improving and preserving natural biodiversity in plant, insect and animal species. While there are many non-native plants in the fields, the landowner (Arun District Council) together with the Friends of Langmeads, is pursuing a policy of planting mainly native species there and managing mowing and tree and hedge maintenance so that insect and animal life can thrive.

4.34 South Walk - the greensward owned by Arun District Council to the south of the Willowhayne Estate and north of the beach - is an open area much valued by the walkers, runners and dog walkers who use it extensively as a sheltered route along the coast to and from Rustington to the west.

4.35 The other main open spaces in the Parish, (the Village Green, Warren Recreation Ground, Two Acres, and Lashmar Recreation Ground) are used for a variety of games, public events, dog walking, picnicking and other such informal leisure pursuits. Organised sports currently take place on the Warren and Lashmar Recreation Grounds. Their value to those who live in the area is confirmed by the overwhelming response to the recent survey confirming that homes could not be built on what are now open spaces. As East Preston has limited local green spaces for relaxation and activity where possible the extension of public open spaces should be sought in line with the Arun policy of increased provision.

4.36 In addition to the public open spaces in the parish, there are other open spaces that should be safeguarded. They are East Preston Football Club ground, Angmering-on-Sea Lawn Tennis Club grounds, East Preston Bowls club grounds, the Mill Pond Way Playground and the green space in front of houses in Cotswold Way. These green spaces are part of the character of the area and need protection from further development as designated open spaces.

### **Policy 7: Allotments**

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

(Conformity Reference: 2003 Arun Local Plan Policy AREA6 and NPPF para 70)

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

4.38 Whilst not well known in the village, the existing allotments do provide a necessary provision in the Parish. The twelve allotments exist in land between the gardens of Roundstone Drive and Roundstone Crescent. The plots are at present controlled by Arun District Council Housing Department. In order to preserve them they need to be officially designated as Allotments and preferably transferred to East Preston Parish Council ownership. At present the Parish is underprovided with allotments and the existing provision needs protection and further provision located and designated.

## **Policy 8: Sustainable Drainage**

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

- i. permeable driveways and parking areas;***
- ii. water harvesting and storage features;***
- iii. green roofs and/or***
- iv. soakaways***

(Conformity Reference: 2003 Arun Local Plan Policy GEN9 and NPPF para 99)

4.39 The policy seeks to refine saved policy GEN9 of the 2003 Local Plan in respect of requiring all relevant development proposals in the parish to manage the risk of surface water flooding.

4.40 The need to manage this risk was highlighted by the two localised flooding events in the parish during 2012 when some residents of Sea Lane had to leave their homes. Since then much work has been carried out by West Sussex County Council (WSCC) which has undertaken CCTV surveys, cleaned the surface water pipe and gullies, and undertaken major works to the outfall and ditch, and to the surface water pipe in the highway.

4.41 More work on drain survey and cleaning also needs to be done in areas in the rest of the Parish which were also flooded.

4.42 The surveying, location and improvement of drainage pipes, ditches and culverts is necessary throughout the Parish, on public and on privately-owned land, especially on the two private estates (Angmering-on-Sea and Willowhayne). Ditches are the responsibility of the riparian owners who are being encouraged to maintain them.

4.43 It is possible that extensive housing development in the Parish of Angmering, to the north, could overstrain the drainage system unless appropriate additional capacity is provided.

## **Policy 9: Access to the Beach**

***Development proposals that seek to achieve improved access to the beach in the vicinity of Sea Road, as shown on the Proposals Map, will be supported, and especially if for the benefit of persons with disability needs.***

(Conformity Reference: NPPF para 73 and 75)

4.44 This policy promotes improvements to accessing the beach at Sea Road, especially for the benefit of those with disabilities.

4.45 The beach is an important leisure resource and there is consensus in the village that it should be protected from further intrusive building development. The Parish Council is actively supporting improvements in access to it at the end of Sea Road for persons with disabilities. An independent group is being formed to obtain grants to provide an access path and a platform onto the stones of the beach to provide views of the sea for persons with disabilities or in mobility vehicles. Consultations are ongoing and there is also support and technical assistance for this provision from the Engineers Department of Arun District Council and from other authorities.

## **Policy 10: Local Shops and Employment**

***Development proposals to expand existing shops and businesses as well as to create new shops and businesses will be supported, provided they conform to other policies of the Neighbourhood Plan and of the development plan.***

(Conformity Reference: 2003 Arun Local Plan Policy DEV30, GEN7 and NPPF para 28 and 70)

4.46 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 that 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. There is also an area of small industrial, office and retail units off Station Road in the north-west corner of the parish, which is a valuable source of local employment.

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

4.48 As well as businesses with shop fronts, the Parish has a number of thriving businesses that are carried out from private premises. The local village website provides some publicity for these. The Parish Council organises monthly Business Breakfasts that are a vehicle for East Preston-based businesses to promote themselves to other East Preston businesses and are a good opportunity for local networking. 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 Parish. These enterprises will be extended to assist local business and enterprise.

4.49 Due consideration should be given to applications to extend shop or

business premises, in order to increase business opportunities in the village, provided the impact on such extensions is in conformity with the policies of the Neighbourhood Plan and that any impact on local amenity can be satisfactorily mitigated.

### **Policy 11: Community Facilities**

***Development proposals to sustain or extend the viable use of existing community facilities and the development of new facilities will be supported. Development proposals that will result in the loss, or significant reduction in the scale, of a community facility will be resisted, unless suitable alternative facilities are provided.***

(Conformity Reference: NPPF para 70)

4.50 This policy seeks to protect the popular and cherished community facilities in the parish from harmful development proposals but encourages proposals that are intended to sustain or extend those facilities.

4.51 Considerable concern exists and is growing about reduction and loss of social support across the board for the young, disabled, elderly, under privileged and unwell who need support and assistance of one kind or the other. Over the next four years WSCC will lose £180 million from government support. There is a perceived need for facilities for community health including additional buildings for meetings, treatment and advice. There is a need for public discussion as to how support can be provided by the community, both on a volunteer basis and with Parish Council encouragement and support. The encouragement of the formation of community self-help groups will be vital in this process.

4.52 WSCC withdrew their support for the Youth Club at the end of March 2014 and let the building on the schools campus which at present is used by the Youth Club. The building will only be available for use by the Youth Club on a Friday evening. The Parish Council is assessing the situation with a view to maintaining a Youth Club and extending its activities with meetings in other venues in the Parish. The Parish Council is dedicated to the retention of the Youth facility in East Preston and is setting up a consultation group. The possibility of redevelopment on the Schools site (see 4.53 below) might provide an opportunity for extending youth provision in the village.

4.53 The local primary schools' representation to the public consultation on the preSubmission Neighbourhood Plan in May 2014 brought to our attention the fact that, having been approached by West Sussex County Council "to consider expansion.....[to] a 90 pupil intake per year as opposed to the current 60", "feasibility studies have been carried out and plans have been drawn up to extend the Junior school and rebuild the Infant school" The County Council's document "Planning School Places" (April 2014) states that East Preston primary schools' occupancy rates are 100% (Infant School) and 103% (Junior School). This document states that there are "no plans ... currently in place for adding permanent capacity", but there are "outline plans for a number of smaller developments..."(p31). The Neighbourhood Plan supports any such expansion of school provision in East Preston and the opportunity this brings for possible development of other community facilities.

4.54 The Parish Council has set up a Youth Forum between Councillors and interested young people to encourage a more active role in youth matters in the Parish. The Parish is well provided with sporting activities; in particular football, cricket, bowls and tennis are well established. The Parish Council are supporting the provision of a Multi-Use Games Area (MUGA) court on Lashmar recreation grounds. There is also consideration of the provision of outdoor gym equipment for all ages.

4.55 There are three children's playgrounds: at Lashmar and Warren Recreation grounds and Mill Pond Way. The one at the Warren Recreation Ground is owned by the Parish Council. It maintains and upgrades the site on a regular basis. The Fives Court, also on the Warren Recreation Ground, has recently been renovated as a joint venture between the Parish Council and the Village Hall management.

## 5. Implementation

### Introduction

5.1 The East Preston Neighbourhood Plan, if approved in the referendum, will become part of the Arun Local Plan. Its policies will therefore carry the full weight of the policies of a development plan. In East Preston, they will have precedence over the non-strategic policies of Arun's Plan, and they will be the policies that determine planning applications in the Parish. Applications will be determined by Arun, as they now are, but the policies against which they will be judged will be those of the Neighbourhood Plan.

5.2 The Parish Council will monitor the application of the Plan. It will be particularly concerned to judge whether its policies are being effectively applied by Arun's officers. It will also be engaged in promoting the non-statutory Proposals, which do not form part of the planning system and require action by such authorities as West Sussex County Council if they are to be applied.

### Project Proposals

5.3 During the preparation of the EPNP the local community made clear its desire for the plan to support a range of proposals that are either not related to land use planning or are matters that are not within the scope of a neighbourhood plan to determine. This section therefore contains a number of proposals that relate to non-statutory proposals that will be pursued by the Parish Council and others in parallel with the implementation of the formal policies of the EPNP.

#### **Proposal 1: Assets of Community Value**

***The Parish Council proposes to apply to the local planning authority for the nomination of the following buildings and land for designation as Assets of Community Value as a result of their acknowledged importance to the life and enjoyment of the community:***

- i. The Conservative Hall, Sea Road;***
- ii. Youth Centre, Lashmar Road;***
- iii. Scout Hall;***
- iv. British Legion premises, Sea Road;***
- v. Angmering –on-Sea Lawn Tennis Club grounds and premises;***
- vi. Bowls Club grounds and premises;***
- vii. Guide Hall, Lashmar Road;***
- viii. Football Club grounds and premises;***
- ix. East Preston & Kingston Village Hall complex, Sea Road;***
- x. Grounds of East Preston Infant and East Preston Junior Schools; and***
- xi. The Library.***

5.4 The policy proposes the consideration by the local planning authority to include sites on its register of Assets of Community Value in order to provide the Parish Council or other community organisations within the parish with an

opportunity to bid to acquire the asset on behalf of the local community once placed for sale on the open market. The proposal acknowledges that the EPNP itself cannot undertake such a task.

5.5 The Localism Act 2011 defines an 'Asset of Community Value' as "a building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future". The Localism Act states that "social interests" include cultural, recreational and sporting interests.

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

5.7 The Fire Station site is at present used by West Sussex Fire and Rescue Service therefore cannot be nominated for designation as a Community Asset. If the premises were, however, at some point in the future no longer required for their present use, this building and its site could provide facilities for a village meeting space and serve the community in an area not well served at the moment and also enable the achievement of the aspirations expressed in Policy 11 above.

## **Proposal 2: Heritage Assets**

***The Parish Council proposes to request Arun District Council to add a number of buildings to its Local List of Heritage Assets:***

- i. Far End and Brockhurst, Sea Lane, Built 1887 and 1909;***
- ii. Vine Cottage, Sea Road, Built 1895;***
- iii. Boatman's Cottage 121 Sea Road, Built c. 1830;***
- iv. The Parade and Parade Mansions, Sea Road, Built 1921-22;***
- v. 3, The Street, Built c. 1850;***
- vi. Forge House, The Street, Built eighteenth century; extended in 1909, 1913 and 2005;***
- vii. Southsea Cottage, The Street, Built 1870; and***
- viii. The Hollies, Worthing Road, Built 1854.***

5.8 East Preston contains 14 listed buildings and 34 heritage assets on Arun's Local List. Re-surveying the buildings in the parish has found a number of buildings which deserve inclusion on the Local List, but which had been overlooked when the present list was published in 2005. They are listed above, and the reasons for considering they deserve adding to the List are provided below.

5.9 **Far End and Brockhurst**, Sea Lane, originally one house built in 1887 and extended 1909. It has a plain and simple design with rendered walls and tiled roof. It was built by Henry Holiday, a pre-Raphaelite painter and designer of stained glass windows. He was a leading designer of stained glass from the 1860s to the 1900s and his work is found in Westminster



Abbey, the Civil War Memorial in Washington and many churches. Holiday sold the house in 1906 to Israel Zangwill, the novelist and playwright, who extended the house and lived there until his death in 1927. His best and most influential work describes Jewish life in the East End of London, such as his novel "Children of the Ghetto". He campaigned for a negotiated peace during the 1914-18 war. The reason for designating this house is its association with both the distinguished artist and writer.

**5.10 Vine Cottage**, Sea Road was built in 1895 with Roman cement finished walls and slate roof. It remains unaltered and is the only survivor of a group of four cottages built to accommodate workers on the local market gardens. The reason for designating this house is that it is an unaltered example of a late nineteenth century artisan dwelling.

**5.11 Boatman's Cottage**, 121 Sea Road was built circa 1830 as the dwelling for the officer commanding the local detachment of coastguards who lived in the adjoining terrace known as Coastguard Cottages, built in 1822 and which are already on the Local List of Heritage Assets. The building stands behind and to the north of the Coastguard Cottages. It is a detached cottage, similar in style to the adjoining terrace, with rendered walls and slate roof. An extension has been added to the left hand side of the façade but it is in the same style as the rest of the cottage. The reason for designating this structure is that it is an essential part of the Coastguard station at East Preston, the rest of which is already on the Local List of Heritage Assets.

**5.12 The Parade and Parade Mansions** on Sea Road were built in 1921-22 by Angmering-on-Sea Ltd, the development company founded by William Hollis to serve the Angmering-on-Sea Estate. The building was probably designed by Hollis, to provide shops for the new estate and accommodation for shop staff and other local workers. The building is L-shaped, facing north and west, with a clock to make a feature of the apex. It has four storeys, with shops on the ground floor and the two upper storeys set back behind a mansard roof. It is a good example of the style of the 1920s, with its half-timbered walls and slate roof and has become a local landmark. The reason for designating the building is its architectural and historic features, typifying the early development of East Preston as a holiday resort.

**5.13 Number 3, The Street**, was built c.1851 with flint walls and a slate roof. It is almost completely unaltered except for its modern window frames. It opens directly onto the road, as many village cottages will have done, and forms a valuable element of the street scene. The reason for designation is that it is a rare example of a nineteenth century village cottage in basically original condition and is of both architectural and historic interest

**5.14 Forge House** on The Street was originally a farmstead built in the eighteenth century and was enlarged in 1909 and 1913. Further extension and division into two dwellings was made in 2005. It has flint walls and tiled roof and the extensions were undertaken sympathetically so that recent and older work cannot be easily distinguished. This house was the home of the artist Heywood Hardy from 1909 until his death in 1933. Hardy is best known for paintings of country scenes, animal and children, but he also painted a large mural of Jesus by a Sussex riverside, in Clymping church. The reason for designation is due to its historical interest and

association with a well-known artist.

5.15 **Southsea Cottage** on The Street was built in 1870 with rendered walls, flint-with- brick walls to the western boundary, a rustic porch and a slate roof. The building is little altered apart from modern window frames and a conservatory to the west. It was the village sub-post office from 1901-1911. The reason for the designation is that it is a good example of a relatively unaltered more substantial nineteenth century village house and is of local historical interest.

5.16 **The Hollies** on Worthing Road was built in 1854 as the residence of the bailiff for the farm owned by the Warren family of Preston Place. It has rendered walls and slate roof and remains unaltered. The wall around its garden is largely intact. The reason for designating the building is that it is a good example of mid-nineteenth century domestic architecture in unaltered condition.

### **Proposal 3: Sustainable Traffic & Transport**

***The Parish Council will promote proposals:***

- i. To improve traffic calming measures in East Preston;***
- ii. To improve access from the East & North from the A280/A259 (Angmering bypass) roundabout and at the A259/B2140 (Station Road) roundabout;***
- iii. To provide a foot bridge across the railway line;***
- iv. To encourage minor public transport improvements, although the existing train and bus services are considered good;***
- v. To improve road surface and pavement quality; and***
- vi. To alleviate problems caused by congestion and parking in the village.***

5.17 This proposal is for managing traffic and promoting the use of public transport services in the parish.

#### **Access to the Parish**

5.18 Access to the village from the East and North is via three roundabouts north of the railway line over two level crossings. The main routes are via the A259/B2140(Station Road) roundabout, which leads south across the level crossing by Angmering railway station and via the A259/A280 (Angmering bypass) roundabout, leading south-west along Old Worthing Road to the Roundstone level crossing. The smaller roundabout (A259/B2225 – Roundstone Lane) also leading south to this level crossing carries less traffic. The other main access to the village is from the West, south of the railway line, from Rustington via the B2140. A route improvement study for the A259 between Littlehampton and Goring was carried out during 2013 on behalf of WSCC.

5.19 There is often a hold-up of traffic at the A280/A259 (Angmering bypass) 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.

### Rail Crossing

5.20 There are long delays at both Station Road and Roundstone level crossings, hampering movement to and from the village. With the closure of the Pagett's pedestrian crossing further to the west of the Roundstone level crossing there is likely to be an increase in pedestrian traffic at the Roundstone level crossing. A ramped bridge to assist pedestrian and cycle crossing should be constructed here to achieve a safer crossing point.

### Public Transport

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

- Later Stagecoach 700 evening bus services in a westerly direction.
- 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.

### Road Safety

5.22 The reduction of speed limits is the preferred safety improvement in the Parish, with a suggested 20mph limit for the village centre. Anecdotally the recent introduction of schools flashing signage has been a success in reducing traffic speed at busy times in the areas which are governed by a School Travel Plan. Other options to improve safety are further 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.

### Road Surface quality

5.23 Road surface and pavement quality are infrastructure improvements of the highest priority through regular inspection and reporting on the WSCC website.

### Congestion and Parking

5.24 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 parking provisions on the Martlet's site. The main bus route in Fairlands has two bus stops almost opposite each other. We plan to work with stakeholders WSCC and Stagecoach on solutions. Free parking must continue and is controlled by the ADC warden occasionally to prevent all day parking.

## **Proposal 4: Cycling and Cycle Paths**

***The Parish Council will encourage the local planning authority to make provision for a cycle route within the parish that completes the Sustrans National Cycle Network Route 2.***

5.25 Arun District Council (ADC) have advised that National Planning Policy, County

Policy and the Local Planning authority require safe cycle routes. Also cycle routes including the Sustrans National Cycle Network Route (NCN Route 2) are supported by the Coast to Capital Local Economic Partnership. Local Parishes are working together to find a suitable way forward to determine strategic cycle routes that are safe, logical and are locally supported.

5.26 East Preston has set up a Cycling initiative discussion group in order to address the gap in the 200 miles NCN2 route. They have invited representatives of neighbouring parishes (Rustington, Kingston and Ferring) as well as representatives from the private estates and ADC to attend. It is hoped that continuing discussions will enable progress to be made in establishing a coastal cycle route as outlined in para. 5.25 above. There is also support for safe cycle routes inland within the parish.

### **Proposal 5: Green Issues**

***The Parish Council will encourage and support the retention, maintenance and replacement of trees and greenery throughout the Parish.***

5.27 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. A similar Friends Group is planned for the Warren Recreation grounds increasing public participation in the maintenance of local facilities. 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. The Parish Council has a continuing brief of improvement to the environment, the provision and maintenance of such items as seats and dog bins throughout the Parish.

5.28 The retention, maintenance and replacement of trees throughout the Parish on public areas including verges is a priority of the Parish Council as well as WSCC. The overwhelming number of Parishioners in 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.

### **Proposal 6: Infrastructure Projects**

***It is hoped that the Parish Council will secure funding from planning obligations and the Arun Community Infrastructure Levy in order to make financial contributions to a number of infrastructure projects during the life of the plan:***

- ***Improved public toilet provision***
  - ***Sea Road Toilet***
  - ***Refurbishment/replacement***
  - ***Provision of "Disabled" and baby changing facilities***
- ***Beach Access***
  - ***Provide enhanced beach access in the Sea Road area suitable for people with limited mobility***
- ***Improved sports/exercise provision***
  - ***Upgrade children's playground, Warren Recreation Ground***
  - ***Provide Multi User Game Area, Lashmar Road***
  - ***Adult outdoor gentle exercise equipment: location TBA***

***Though no mechanism currently exists for prioritizing such projects it is hoped that the Parish Council will be able to put forward some of the above schemes. The Neighbourhood Plan supports the formation of and co-operation with local community groups in pursuing these aims.***

5.29 This proposal identifies the local community's priorities for investment in projects to be financed in total or in part from planning obligations and/or the Arun Community Infrastructure Levy as a result of development in the parish when a suitable mechanism for prioritizing and allocating such monies has been established.

5.30 The identification of a project is intended to provide the local community with a clear understanding of how the funding secured through implementing the EPNP will be invested. In many cases, the projects are longstanding aspirations of the community; in others some consideration work has been done by the Parish Council to design and cost the proposal. However, investment decisions will be made by the Parish Council and other relevant bodies, including the local planning authority, according to the prevailing circumstances.

5.31 The establishment of more local community groups with an interest in such projects might also aid the procurement of grant and other funding in the future.

## Annex A – Evidence Base

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

East Preston State of the Parish Report (2014)
East Preston Action Plan (2012)
East Preston – Village Design Statement (2008)
East Preston NDP Community Survey (2013)
East Preston SHLAA (2012)
Community Profile for East Preston Parish (2012)
East Preston Community Event Notes (2013)
Arun Note on 5 Year Housing Supply (2012)
Arun Locally Generated Housing Needs Survey (2010)
Arun Affordable Housing Options Viability Study Update (2010)
Arun Employment & Economic Land Assessment 2010
Arun Settlement Sustainability Study (2007)
Arun Infrastructure & Funding Study (2009)
Arun District Strategic Transport Study (2006)
Arun Strategic Flood Risk Assessment (2008)
Arun PPG17 Assessment (2009)
Arun Green Infrastructure Study (2012)
Arun Local Plan (2003)
Arun Submission Local Plan (2014) - part
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
West Sussex Planning School Places (April 2014)