

ANGMERING PARISH COUNCIL



ANGMERING PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

Pre-Submission Plan

For Public Consultation

April 2013

ANGMERING PARISH NEIGHBOURHOOD DEVELOPMENT PLAN
Pre Submission Plan
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Foreword by Pat Turner, Chair of Angmering Neighbourhood Development Plan
Steering Group

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Introduction

Purpose

The Angmering Parish Neighbourhood Development Plan (APNDP) was prepared in order to have some influence over the future of the village, but not necessarily to restrict development in the Parish. There were two main reasons why, when the opportunity put forward by the Coalition Government in early 2011, it was believed by the local community that such a plan was beneficial. These were:-

- a) In the absence of a District Council Local Plan and, as a result, no housing target numbers other than those contained in the soon to be revoked, South East Plan, developers were lining-up to build large scale developments on Greenfield sites outside of the built-up area boundary.
- b) Given the fact that a number of large scale developments had been built recently, or were immediately proposed, the already crowded roads and schools were in danger of being overwhelmed. There was a perceived need to improve infrastructure generally before more development could be considered.

Neighbourhood Development Plans

Introduced by the Government and formalised in the Localism Act 2011, these plans, the current statement on the DCLG website states:-

'Neighbourhood planning provides a powerful set of tools for local people to ensure they get the right types of development for their community. Using these new tools, communities will be able to:

- *choose where they want new homes, shops and offices to be built*
- *have their say on what those new buildings should look like*
- *grant planning permission for the new buildings they want to see go ahead*

Parish and town councils or neighbourhood forums will lead the creation of neighbourhood plans, supported by the local planning authority. Once written, the plan will be independently examined and put to a referendum of local people for approval.'

It was believed that this was the opportunity for the community of Angmering to take some control over how the Parish evolved over the next 15 years.

This plan includes policies that are specific to angmering and is not a replacement for the Arun District Council Local Plan, but is a supplement to it.

Sustainability Appraisal

There is no requirement to carry out a full sustainability appraisal of the policies within the plan, but the need to consider the sustainability of each policy is required.

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Consultation

The Steering group has consulted with the local community and various other stakeholders extensively over the last two years. Working parties consisting of volunteers from the parish were formed to consider the various aspects of housing and related infrastructure provision. In addition a number of open days have been run allowing members of the public to offer their observations on the many issues involved.

Any further representation on this plan should be made to:-

The Clerk,
Angmering Parish Council,
The Corner House,
The Square,
Angmering
West Sussex. BN16 4EA.

Email: admin@angmering-pc.gov.uk

The Plan Preparation Process

The plan preparation process is being led by Angmering Parish Council, through the Neighbourhood Plan Steering Group.

The process of the preparation and the final adoption of the APNDP is in accordance with the Neighbourhood Plan Regulations 2012, and will involve the pre-submission consultation before being subject to an independent inspection and finally to be agreed by the community in a referendum.

Once this process has been achieved, the plan will be adopted as planning policy for Angmering.

Community Land Trust (CLT)

In addition, and as a separate project, the delivery of some of the policies contained, such as those for affordable housing, will be achieved through a new Angmering Community Land Trust. This organisation is being set up in order to take advantage of the Section 106 and Community Infrastructure Levy finance, not just for housing, but also for the provision of community facilities made available through development contributions.

State of the Parish

Introduction to the Parish

The Neighbourhood Development Plan designated area is coterminous with that of the County Parish. The Parish is in the Arun District area of West Sussex County Council and sits

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just south of the South Downs. Around 50% of the area of the Parish is contained within the South Downs National Park, although virtually no people live there.

The village is contained on three sides by roads, with the A27 Trunk Road to the north, the A259 to the south and the A280 (the bypass) to the east joining the other two.

Conservation Area

The centre of the village is a Conservation Area, with a number of grade 2 listed buildings in it. The policies in the plan contain separate considerations for the Conservation Area to ensure its integrity and the higher standards expected.

Parish Statistics

The following statistics outline the size of the Parish and the mix of assets it contains, mainly taken from the ACRE Rural evidence project of January 2012, giving the Rural community profile for Angmering.

Population (2010)	7,625	Shortly to be updated by the 2011 Census
Households (2001 updated approximately for new builds)	3,200	Shortly to be updated by the 2011 Census
Increase in population 2001 to 2010	35%	
Percentage of Population of Working age	56.9%	Nationally 64.8%
Percentage of Population under 16	20.0%	Nationally 18.7%
Percentage of Population over 65	23.2%	Nationally 16.5%

Community & Housing Needs Surveys

As part of the Neighbourhood Development Plan preparation process, the Parish Council has conducted two surveys in Summer/Autumn 2012, the first being a Community Survey and the second a Housing Needs Survey. The response rate for the Community Survey was 41.68% of the 3,280 survey forms circulated whilst the Housing Needs Survey equivalent was 24.39%. The results of both surveys may be seen on the Parish Council website on www.angmeringparishcouncil.gov.uk and these will form part of the evidence base for this plan.

Vision Statement

A sustainable and vibrant rural community with a superior quality of life, supported by an infrastructure, housing development, education and employment opportunities commensurate with local needs.

Mission Statement

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Over its life the Neighbourhood Development Plan will ensure the Angmering Parish retains its unique rural character, being a village settlement distinct from nearby urban areas along the Sussex coast. Future growth will happen proportionately and organically, with development complimenting improvements in the local infrastructure and services as well as enhancing opportunities for its residents to work or find employment locally.'

Plan Objectives

1. To retain the unique character of Angmering as a rural village, in particular by maintaining the integrity of its Conservation Area ;
2. To allow Angmering to grow in a way that is organic and proportionate in order to retain the village environment and the sense of community that exists currently;
3. To ensure that housing development is only allowed where it is combined with improvements to local infrastructure and services;
4. To enhance opportunities for residents to work or find employment locally by improving the provision of workspaces and assisting the scope for home working.
5. Housing development should firstly fulfil local housing needs as assessed from time to time and, as far as practical be accommodated within the existing built-up area boundary.
6. The creation of affordable homes to be provided for those with identified need and with links to the parish, and these should be provided managed through the Angmering Community Land Trust.

Context

The context of this Neighbourhood Development Plan is that it is intended to supplement and expand upon the policies contained in the emerging Arun District Local Plan. At the time of writing, the Local Plan policies in place are those saved from the expired Arun District Council Local Plan 2003 (ADLP 2003), and the policies contained within the National Planning Policy Framework (NPPF). In terms of compliance with the strategic elements, reference will also be made to the currently proposed strategic policies within the Emerging Arun District Local Plan (EADLP). Failure to have due regard to these might make this Plan out-of-date at the time the EADLP is eventually adopted.

Housing Supply

This Plan is not attempting to restrict development, as it has to demonstrate general conformity with the strategic elements of the existing Local Development Plan. One such strategic matter is the overall level of development that should take place over the life of the plan, which will be determined by the Arun District Council Local Plan. At the time of writing, Arun District Council has two different levels of housing provision being considered for the District, the first at 400 homes per annum and the second at 565 homes per annum. The lower number means that there is no need for Angmering to be considered an area of Broad Strategic growth and this Plan would just have to identify land for 100 homes, but the larger target requires land to be found for around a further 500 homes over the life of the Plan. While recognising the need for additional homes, the Angmering Parish Neighbourhood Plan is presented on the basis that responsibility for the identification and allocation of land for development rests with the Parish Council. The Arun version of this

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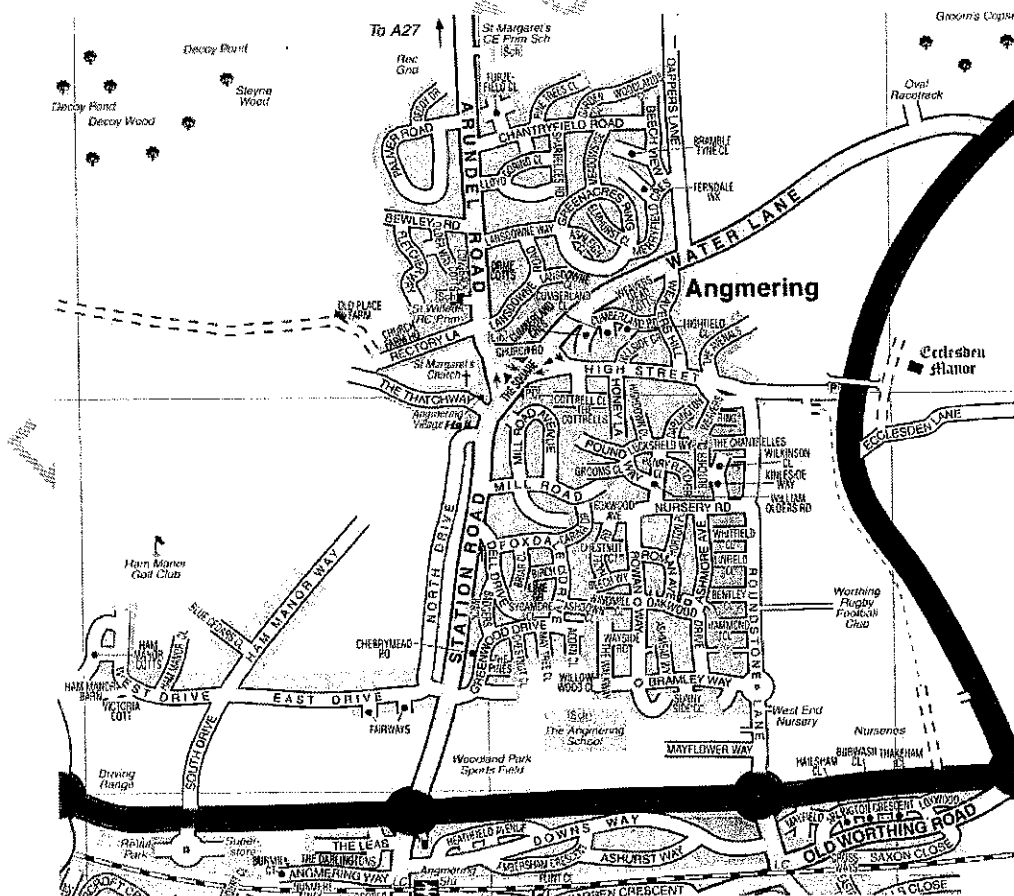
allocation involves building all of the additional homes outside of the current Built-up Area Boundary on greenfield sites encouraging applications immediately. The local view, however, is that the first call on housing land should be within the built-up area boundary and an embargo should be put on other proposals for at least the first five years of the plan, after which additional sites should be found and developed in five year tranches over the remaining life of the plan.

Housing Site Allocations

In accordance with the housing supply arguments above, this Plan has identified sites by means of a Angmering Parish Housing Land Availability Assessment (APHLAA) within the Built-Up Area Boundary that would accommodate 250 houses and that this should be the limit over the first five years, the remainder (if any) should be built in a controlled fashion on smaller areas of undeveloped land over the remaining time-scale of the Plan.

Built-up area Boundary Amendments

In order to ensure that the areas of land for future development are properly defined, it is believed that moving the built-up area boundary to accommodate the areas of land that could be used for the second tier of development should be considered. This, combined with the policy of not allowing development outside of this area at all, would take the current speculative applications out of the picture and provide a degree of certainty for the future. Proposals for the future extension of the built-up area boundary will be subject to approval by the Parish Council.



Policies and Proposals

Policy 1: The Presumption in Favour of Sustainable Development:

Policy

Planning applications for sustainable development will be approved provided they meet the objectively assessed needs and requirements of Angmering Parish as identified in this NDP and in accordance with the advice within the NPPF unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the proposals
- The proposals are contrary to the specific policies of the NPPF
- The proposals conflict with the extant policies of the Arun District Council Local Plan or emerging policy which supersedes this at the strategic level
- The proposals conflict with the broader objectives of the NDP

The ability of any new development to help meet evidence-led local need for housing, facilities, infrastructure or objectives referenced elsewhere within the NDP will be treated as a strong material consideration in the determination of any applications within the Plan area.

Objective

This policy incorporates key principles from the NPPF including paragraphs 7, 14 and 17 and the development plan policy SP1 from the Emerging Arun District Council Local Plan. This policy will underpin the approach that the Angmering Parish Council and the Local Planning Authority will adopt in delivering Sustainable Development in the parish and in determining planning applications. It is justified from the evidence base gathered in support of the ANDP.

Sustainable Development meets the needs for housing, employment and recreation while protecting the environment.

Explanation

The intention of this policy is to indicate the overall support for development that is sustainable within the community.

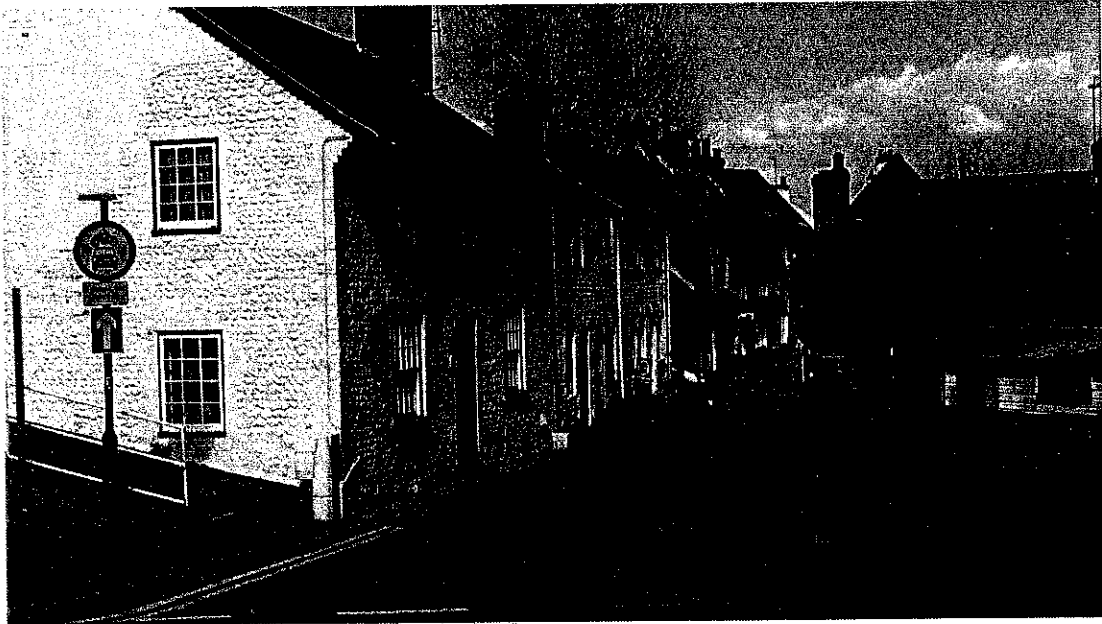
(Conformity references: NPPF paragraphs 7, 14 and 17 and Arun DC emerging policy SP 1).

In the context of the APNDP, sustainable means:

1. A place that has character and identity with both connections to the past and a vision for the future
2. A range of homes which respond to people's needs both now and in the future

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3. A range of facilities designed to offer something for everyone from young to old
4. Jobs available locally so people can work as well as live in their neighbourhood
5. Interesting and imaginative buildings and spaces rather than an area that looks the same.



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Policy 2: Spatial Plan for the Parish

Policy

Two options for policies are proposed, as follows:-

OPTION A (ADC with an overall need 400 homes per annum)

The Neighbourhood Development Plan:

- a) **Directs future housing, economic and community-related development to within the built-up area boundary of the village of Angmering to build and bolster its role as a resilient village serving the whole community.**
- b) **Discourages future development outside of the built-up area boundary, particularly that part which provides a natural gap between the village and the South Downs.**

OPTION B (ADC with an overall need of 565 homes per annum)

The Neighbourhood Development Plan:

- a) **Directs future housing, economic and community-related development to within the built-up area boundary of the village of Angmering within the first five years of the plan.**
- b) **From year 6 to year 15 of the plan to allow a limited amount of building outside of the built-up area boundary on developments of not more than 50 homes at a time, to meet the strategic numbers required as part of the District Council Local Plan.**
- c) **In any case for all strategic building to be carried out on land that has previously been developed or been used as a nursery.**
- d) **To discourage the use of open space or other green fields where there is other land available.**

Objective

This policy provides an overall spatial vision of the village and where development will be directed. There are two options presented, only one of which will form the final plan based on the final option chosen by Arun District Council for overall growth.

Explanation

The Arun District Council Emerging Local Plan has the following statement in paragraph 4.10 of the section entitled, 'Spatial Portrait':

'The largest inland settlement in the east of the district is Angmering. Angmering has experienced considerable new development in recent years but retains a village character. With improvements to the A280, proposed improvements to the A259 and the possible

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securing of additional primary school places, Angmering is considered a sustainable place for housing and employment growth.'

It is the need to retain the village character of the village and to ensure the provision of the proposed road improvements, school provision and other necessary infrastructure works, that this plan has been prepared.

(Conformity references: NPPF paragraphs 7, 14, 16 and 17 and Arun DC emerging policy SP 8)

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Policy 3: The Form of New Development

Policy

Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.

Development will be permitted provided it meets the requirements specified within the Angmering Neighbourhood Development Plan, the Parish's policies for design and layout document, and specifically:

- (i) makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 25 dwellings per hectare, or equivalent for sites under 1 hectare;
- (ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;
- (iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;
- (iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property
- (v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;
- (vi) retains existing open or wooded areas which, in their own right, make a material contribution to the local environment;
- (vii) is not detrimental to the rural nature of the village
- (viii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;
- (ix) provides for vehicle parking in accordance with Policy 11 and Appendix ?? and open space in accordance with Policy ??.

In all cases, there will be expected a high standard of design and layout, requiring applicants' proposals to reflect visual amenities sympathetic and commensurate to the particular locality in scale and external appearance as well as hard and soft landscaping and materials.

Objective

The objective of the policy is to ensure that any development is balanced against the requirement for the protection and enhancement of the quality of the local environment.

Explanation

It is essential that new development, whether it is for residential, industrial, commercial or other purposes, makes a positive contribution to the quality of the environment. The Plan requires good design, especially in sensitive areas and sites which are visible from public

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places, open spaces, roads, etc. The policy summarises the normal development control criteria and adopted standards which will be applicable to all development proposals

The Angmering Parish Neighbourhood Development Plan, containing the policies for Design and Layout which specify what is acceptable within the Parish of Angmering. Arun District Council will require development proposals to fully meet the requirements of the Angmering Parish Neighbourhood Development Plan.

(Conformity references: NPPF paragraphs 7, 14, 17 and 58 – 66 and Arun DC emerging policy SP 13)

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Policy 4: Townscape/Streetscape

a) Within Conservation Area

Policy

Within the Conservation Area applications for new developments will reflect particular consideration to the setting of the site within the conservation area not merely by mimicking the existing housing stock, but by creating a positive benefit on the current style and mix of the area.

Objective

To ensure that new development within the conservation area is of appropriate design and quality. In particular that roof height is not intensified to the detriment of the area by ensuring no new buildings over 2.5 of typical domestic floors are permitted irrespective of the proximity of other potentially taller buildings or through the exploitation of existing changes in ground levels

Explanation

The current conservation area provides a mix of designs, styles, articulations and stories all of which create the unique village feel. Developments, extensions and change of uses which affect this and diminish the visual significance of the listed properties within the village centre will be refused.

b) Within the defined built up area of the parish, but outside Conservation Area

Policy

Within the defined built up area new developments must have particular consideration to the setting of the site within the area not merely by mimicking the existing housing stock, but by creating a positive benefit on the current style and mix of the area.

Objective

Within the defined built up area new developments which are of poor design and quality; would bring inappropriate intensification or roof height or generally are detrimental to the area will be resisted. No new buildings over 2.5 of typical domestic floors will be permitted irrespective of the proximity of other potentially taller buildings within the locality or through the exploitation of existing changes in ground levels.

Explanation

The defined built up area provides a mix of designs, styles, articulations and stories all of which create the unique vernacular. Developments, extensions and change of uses which affect this detrimentally will be refused.

c) Outside the defined built up area of the parish

Policy

Outside the defined built up area boundary new developments must pay particular consideration to the setting of the site adjoining the built up area not merely by mimicking the existing housing stock, but by creating a positive benefit on the current style and mix of the area. Particular attention will be given to the integration of the development into the vernacular of the parish in general.

Objective

Outside the defined built up area boundary new developments, which are of poor design and quality; bring inappropriate intensification or roof height to the village, or generally are detrimental to the parish will be refused. No new buildings over 2.5 of typical domestic floors will be permitted irrespective of the proximity of other potentially taller buildings within a local radius of 1000m or through the exploitation of existing changes in ground levels.

Explanation

Overall the parish provides for a mix of designs, styles, articulations and stories all of which create its unique feel. Developments, extensions and change of uses which affect this detrimentally will be refused.

(Conformity references: NPPF paragraphs 7, 14, 17 and 58 – 66 and Arun DC emerging policy SP 13)

Policy 5: Housing Layout & Design

a) Within Conservation Area

Policy

Within the Conservation Area new developments must be of exceptional design, meet all the current requirements of the Code for Sustainable Homes, Level 6, and reflect local distinctiveness and incorporate local design features evident in buildings in the conservation area.

Layouts must retain existing trees and mature shrubs and not cause damage to either the canopies or roots of such; Architectural features such as tile hanging, splayed bays, Sussex half hipped roofs with feature quoins and architraves should be incorporated.

Objective

To protect the Conservation Area from new developments which are of poor design and quality; bring inappropriate intensification, roof height or generally are detrimental to the Conservation Area.

Explanation

The current Conservation Area provides a mix of designs, styles, articulations and stories all of which create the unique village feel. Developments, extensions and change of uses which affect this and diminish the visual significance of the listed properties within the village centre will be refused. Developments should aspire to achieve the highest levels of sustainability. Additional tree planting to enhance the rural atmosphere of the area will be expected.

b) Within the defined built up area, but outside the Conservation Area

Policy

Within the defined built up area new developments must be of exceptional design, meet all current Code for Sustainable Homes requirements, Level 6, be innovative, but still respect the built form of the surrounding area. Where appropriate these innovative designs should reflect local distinctiveness and incorporate local design features evident in buildings in the parish.. The layout of any new development must have a complimentary layout to its setting within the parish.

Layouts must retain existing trees and mature shrubs and not cause damage to either the canopies or roots of such; Architectural features such as tile hanging, splayed bays, Sussex half hipped roofs with feature quoins and architraves should be incorporated.

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Objective

To ensure new developments in the built up area are of appropriate design and layout. If they are not, and are therefore deemed to be detrimental to the current immediate neighbours, they will be refused.

Explanation

The parish provides a mix of layouts, designs, styles, articulations and stories all of which create its unique vernacular. Developments, extensions and change of uses where their design and layout is detrimental to the immediate neighbours will be refused. Developments should aspire to achieve the highest levels of sustainability. Additional tree planting to enhance the rural atmosphere of the area will be expected.

c) Outside the defined built up area of the parish

Policy

Outside the defined built up area new developments must be of exceptional design; meet all current requirements of the Code for Sustainable Homes, Level 6, be innovative, but still respect the built form of the surrounding area. To the extent possible these innovative designs should reflect local distinctiveness and incorporate local design features evident in buildings in the parish. The layout of any new development must have a complimentary layout to its setting within the parish and provide developments capable of creating a feeling of extension and integration into the parish overall.

Layouts must retain existing trees and mature shrubs and not cause damage to either the canopies or roots of such; Architectural features such as tile hanging, splayed bays, Sussex half hipped roofs with feature quoins and architraves should be incorporated.

Objective

The policy is intended to ensure that new developments outside the built up area are of good design and layout; will not be detrimental to the parish; and will seamlessly integrate themselves into the setting, style, layout and design of the parish.

Explanation

The parish provides a mix of layouts, designs, styles, articulations and stories all of which create the unique local vernacular. Developments, extensions and change of uses where their design and layout is detrimental to the immediate neighbours and wider context of the vernacular, or where they become detached by virtue of their design, layout and style from the village will be refused. Developments should aspire to achieve the highest levels of sustainability. Additional tree planting to enhance the rural atmosphere of the area will be expected.

(Conformity references: NPPF paragraphs 7, 14, 17 and 58 – 66 and Arun DC emerging policy SP 13)

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Policy 6: Materials

a) Within the Conservation Area

Policy

Within the Conservation Area new developments must be of exceptional finish and benefit from the use of high quality materials, which reflect local materials and features evident in buildings in the conservation area.

Materials such as stock brick, flint, hanging clay tiles and pastel renders should be integrated. Surface materials should be appropriate to the setting with a preference given to block paving and bonded gravels as an alternative to tarmac. Street furniture must also be of a high quality to match and reinforce the current village lighting columns and bollards. Prominent boundaries must be walls rather than fenced with appropriate planting.

Objective

To ensure that materials to be used in proposed new developments are sympathetic and not detrimental to the conservation area.

Explanation

The current Conservation Area provides a varied mix of finishes and materials which serve to create its distinctiveness and the unique village feel. Every endeavour will be made to ensure that materials used in developments, extensions and change of uses will complement the listed properties within the village centre and preserve the feel.

b) Within the defined built up area but outside the Conservation Area

Policy

Within the defined built up area new developments must be of exceptional finish and use high quality materials which reflect local materials and features evident in buildings in the built up area.

Materials such as stock brick, flint, hanging clay tiles and pastel renders should be integrated. Surface materials should be appropriate to the setting with a preference given to block paving and bonded gravels as an alternative to tarmac. Street furniture must also be of a high quality to compliment and reinforce the current village lighting columns and bollards. Prominent boundaries must be walls rather than fenced with appropriate planting.

Objective

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To ensure that materials to be used in proposed new developments are appropriate and will not be detrimental to the general appearance of the parish..

Explanation

The parish provides a varied mix of finishes and materials to create its distinctiveness; these all create a unique local vernacular. Developments, extensions and change of uses which affect this and do not compliment nor integrate into the current housing stock within the parish will be refused.

c) Outside the defined built up area

Policy

Outside the defined built up area new developments must be of exceptional finish and use high quality materials which reflect local materials and features evident in buildings in the parish. The sporadic use of innovative materials will be embraced within these new developments providing due regard has been given to the impact these materials have on the design and appearance of the properties and importantly the impact on and integration to the immediate built up area boundary.

Materials such as stock brick, flint, hanging clay tiles and pastel renders should be integrated. Surface materials should be appropriate to the setting with a preference given to block paving and bonded gravels as an alternative to tarmac. Street furniture must also be of a high quality to compliment and reinforce the current style of village lighting columns and bollards. Prominent boundaries must be walls rather than fenced with appropriate planting.

Objective

Outside the built up area new developments which use poor or inappropriate materials which are generally detrimental to the general appearance of the parish will be resisted.

Explanation

The parish provides a varied, but appropriate mix of finishes and materials to create its distinctiveness; these all create the unique parish feel. Developments, extensions and change of uses which, by virtue of their materials, are detrimental or inharmonious to the immediate area will be refused.

(Conformity references: NPPF paragraphs 7, 14, 17 and 58 – 66 and Arun DC emerging policy SP 13)

Policy 7: Housing Density

a) Within Conservation Area

Policy

Within the Conservation Area new developments must be of a density appropriate for the setting within the conservation area and proximity to the village centre.

Objective

Within the Conservation Area new developments that propose densities which would not complement, and therefore could be detrimental to, the existing housing stock will be refused. Proposals that significantly seek to increase on the current housing density of the site or immediate vicinity will be resisted.

Explanation

The Conservation Area provides for a density of accommodation that is both commensurate and appropriate to the neighbourhood in mix and size, including gardens. Developments, extensions and change of uses which jeopardise or dilute this mix and do not complement the listed properties within the village centre will be refused.

Housing densities, plot and garden sizes within a 250m radius of the proposed new development will be used as a guide against which to judge the appropriateness of densities.

b) Within the defined parish built up area, but outside Conservation Area

Policy

Within the defined built up area new developments must be of a density appropriate for the setting within the parish generally and the immediate vicinity specifically.

Objective

Within the defined built up area new developments that propose densities which would not complement, and therefore could be detrimental to, the existing housing stock will be refused.

Explanation

The current built up area provides a varied, but appropriate mix of accommodation, sizes and garden sizes. Developments, extensions and change of uses which jeopardise or dilute this mix and do not compliment current housing stock within the parish will be refused.

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Housing densities, plot and garden sizes within a 250m radius of the proposed new development will be used as a guide to judge the appropriateness of densities.

c) Outside the defined built up area

Policy

Outside the defined built up area new developments must be of a density appropriate for the setting within the parish generally and the immediate vicinity specifically. Variations of densities within the development will be expected to mimic the variety of housing stock evident in the parish and its varied, but integral parts.

Objective

Outside the defined built up area new developments that propose densities which would not complement, and therefore could be detrimental to, the existing housing stock will be refused.

Explanation

Outside the defined built up area new developments, extensions and change of uses which do not complement, and therefore possibly conflict with current housing stock within the parish, are to be avoided. Large developments will be expected to include a variety of densities appropriate for the mix of housing types they propose.

Housing densities, plot and garden sizes within a 500m radius of the proposed new development will be used as a guide to judge the appropriateness of densities.

(Conformity references: NPPF paragraphs 7, 14, 17 and 58 – 66 and Arun DC emerging policy SP 13)

Policy 8: Housing Mix, incorporating low cost housing

a) Within the Conservation Area

Policy

Within the Conservation Area new developments must be of a mix of property including low cost units appropriate for the setting within the Conservation Area and proximity to the village centre.

Objective

Within the Conservation Area new developments that propose a mix of properties which would not complement, and therefore could be detrimental to, the existing housing stock will be refused. Proposals that significantly seek to propose properties of sizes inappropriate for the immediate vicinity and location will be refused.

Explanation

The current Conservation Area provides a varied, but appropriate mix of accommodation and property sizes. Developments, extensions and change of uses which vary this mix and do not complement the listed properties within the village centre will be refused.

To ensure ongoing an appropriate mix of housing, accommodation and property sizes, all new properties will have their permitted development rights removed, by way of planning condition, and a blanket restrictive covenant placed over them to control future housing mix. Permission for extension, expansion, conversion, division or installation of velux roof lights to any new property will require the prior written consent from the Planning Authority. These restrictions are a means to protect the current housing mix and prevent new housing stock from being expanded beyond the reach of those local buyers wanting a smaller property within the Conservation Area.

b) Within the defined built up area but outside Conservation Area

Policy

Within the defined built up area new developments must be of a mix of property appropriate for this area of the parish. At least 15% of all properties on new developments must have 1 bedroom and at least 15% of all properties on new developments must be 2 bedrooms (with the definition of bedrooms including rooms which could feasibly and reasonably be used as bedrooms i.e. the definition of bedrooms will include offices, playrooms, and loft rooms).

Objective

Within the defined built up area new developments that propose a mix of properties which would not complement, and therefore could be detrimental to, the existing housing stock

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will be refused. Proposals that significantly seek to propose properties of sizes inappropriate for the immediate vicinity and location will be refused.

Explanation

The parish provides a varied mix of accommodation and property sizes. However there is a shortage of smaller lower priced properties in the parish built up area partly as there is a tendency for houses to be extended making for much larger properties. Developments, extensions and change of uses which vary this mix and do not enhance the current housing stock within the parish built up area will be refused.

To ensure ongoing an appropriate mix of housing, accommodation and property sizes, all new properties will have their permitted development rights removed, by way of planning condition, and a blanket restrictive covenant placed over them to control future housing mix. Permission for extension, expansion, conversion, division or installation of velux roof lights to any new property will require the prior written consent from the Planning Authority. These restrictions are a means to protect the current housing mix and prevent new housing stock from being expanded beyond the reach of those local buyers wanting a smaller property within the parish built up area.

c) Outside the defined built up area

Policy

Outside the defined built up area of the parish new developments must be of a mix of property appropriate of the parish and the demand of local buyers. At least 30% of all properties on new developments must be 2 bedrooms or less (with the definition of bedrooms including rooms which could feasibly and reasonably be used as bedrooms i.e. the definition of bedrooms will include offices, playrooms, and loft rooms).

Objective

Outside the defined built up area of the parish area new developments that propose a mix of properties which would not complement, and therefore could be detrimental to, the existing housing stock will be refused. Proposals that significantly seek to propose properties of sizes inappropriate for the immediate vicinity and location will be refused.

Explanation

The parish provides a varied mix of accommodation and property sizes; however there is a shortage of smaller lower priced homes as there is a tendency for houses to be extended making for much larger properties. Developments, extensions and change of uses which vary this mix and do not enhance the current housing stock within the village will be refused.

To ensure an ongoing varied mix of housing, accommodation mix and property sizes all new properties will have their permitted development rights removed, by way of planning

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condition, and a blanket restrictive covenant placed over them to control future housing mix. Permission for extension, expansion, conversion, division or installation of velux roof lights to any new property will require the prior written consent from the Planning Authority. These restrictions are a means to protect the current housing mix and prevent new housing stock from being expanded beyond the reach of those local buyers wanting a smaller property within the parish.

(Conformity references: NPPF paragraphs 7, 14, 17 and 47 and Arun DC emerging policy SP 13)

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Policy 9: Supplemental Planning Applications

Policy

When a planning application is submitted it is expected to contain all features and details of the finished result. Further sub-applications relating to what may be deemed minor changes in their own right, but which cumulatively would make a material difference to the original planning application will not be acceptable. If an amendment is required to a planning application, only one amendment will be allowed within the life of the original application. If more than one amendment is required, a full new planning application will be required, and the Planning Authority then reserves the right to withdraw any approvals for the original application.

Objective

The policy is intended to prevent creeping of developments either by additional features, size, design or scope.

Explanation

A number of developments have been undertaken which were materially different from the original planning application, due to the submission of multiple development amendments. Each amendment was in its own right a small amendment, but cumulatively they had a material effect of the final outcome from that that was originally approved by the planning authorities.

(Conformity references: NPPF paragraphs 7, 14, 17 and 47 and Arun DC emerging policy DM17)

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Policy 10: External Space standards

Policy

Space standards as proposed by ADC policy DM 16 are amended to the extent that the minimum depth of rear gardens of all houses, except apartments will be as follows:

- 2 & 3 bedroom terraced houses: Minimum depth 10m
- Small semi detached or detached 2 & 3 bedroom houses: Minimum depth 12m
- Large semi or detached properties: Minimum depth 15m

In any cases involving irregular shaped gardens the shortest depth 10/12/15m will be measured from the rear of the property and not the longest side.

Objective

Explanation

(Conformity references: NPPF paragraphs ?????? and Arun-DC emerging policy DM??)

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Policy 11: Parking for New Developments

The Parish Council will base its consideration of the need for on-site parking provision on the parking standards contained within this Plan, which will consider.

1. the availability, type and proximity of public parking;
2. the availability of alternative means of transport;
3. potential highway safety problems;
4. potential environmental harm arising from parking demand being met elsewhere;
5. the extent and nature of parking restrictions in force on highways in the vicinity;
6. the scale of development proposed; and
7. the suitability of "specific use" and "personal" conditions attached to planning permissions.

To ensure that appropriate parking provision is made within new development.

a) Within Conservation Area

Policy

Within the Conservation Area all new developments will be expected to provide on-site parking appropriate for the size of the properties concerned. Commuted sums for improvements to parish parking and bus services will be required when developments do not include adequate provision for on-site parking. In no circumstances will road parking be permitted which may restrict traffic flow or detrimentally affect existing properties in the area. Car parking spaces for new properties new developments must comply with West Sussex County Council's current parking provisions. In addition to which the parish council will not allow garage spaces or the rear spaces of tandem parking bays to form part of this calculation. Parking must include adequate provision for visitors at the rate of one visitor space per house.

Objective

To ensure that within new developments there is adequate parking provision, which neither restricts traffic flow nor detrimentally affects existing properties.

Explanation

While recognising society's increasing reliance on private motor vehicles for business and pleasure, it is a Parish requirement that the provision of new housing within the conservation area cannot place any additional burden on parking availability within the village centre. The policy also recognises the availability in the village centre of alternative public transport the use of which is to be encouraged. Exclusion of garage spaces and rear spaces of tandem parking bays from calculations is to acknowledge the regular habits of car users and to ensure that on-site and off-road car spaces are easily accessible, convenient to use and are unaffected by alternative storage uses.

b) Within the defined built up area but outside Conservation Area

Policy

Within the defined built up area new developments proposals will ensure appropriate parking for the properties being proposed are provided. Properties will include provision for on-site parking appropriate for their size ensuring that the existing properties and neighbours are not detrimentally affected, and road parking does not restrict traffic flow.

Within the defined built up area new developments proposals will provide appropriate parking for the properties being proposed. Properties will include provision for on-site parking appropriate for their size ensuring that the existing properties and neighbours are not detrimentally affected, and road parking does not restrict traffic flow. New developments where no on-site parking is provided will be refused.

Where there is a need to provide a parking courtyard, in the interest of good design, it will be sited within easy access of the front door of the properties it serves. The occupants' car parking will be within 20m of the front door of their property. Parking courtyards will be well lit and of good safe design and layout to ensure ample and accessible parking and, where appropriate, properties having parking within courtyards will have restricted road parking, immediately outside the front doors. , This will encourage the use of allocated parking within the courtyards to ensure the safe and convenient use of the road for other occupants. Off road parking spaces will make provision for visitors to properties so as not to obstruct free traffic flow.

Car parking spaces for new properties new developments must comply with West Sussex County Council's current parking provisions. In addition to this the Parish Council will not allow garage spaces to form part of this calculation or the rear spaces of tandem parking bays.

Objective

To ensure that within new developments there is adequate parking provision, which neither restricts traffic flow nor detrimentally affects existing properties.

Explanation

To ensure that motor vehicles of property residents and visitors do not congest or restrict traffic flow, create undue hazard or inconvenience to other road users, including emergency services and pedestrians. Exclusion of garage spaces and rear spaces of tandem parking bays from calculations is to acknowledge the regular habits of car users and to ensure that on-site and off-road car spaces are easily accessible, convenient to use and are unaffected by alternative storage uses.

c) Outside the defined built up area;

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Policy

Outside the built up area new developments will provide appropriate parking for the properties being proposed. On-site parking will be provided appropriate for the property size ensuring that the existing properties and neighbours are not detrimentally affected and road parking does not restrict free traffic flow. New developments where no on-site parking is provided will be refused.

Where there is a need to provide a parking courtyard, in the interest of good design, it will be sited within easy access of the front door of the properties it serves. The occupants' car parking will be within 20m of the front door of their property. Parking courtyards will be well lit and of good safe design and layout to ensure ample and accessible parking and, where appropriate, properties having parking within courtyards will have restricted road parking, immediately outside the front doors. , This will encourage the use of allocated parking within the courtyards to ensure the safe and convenient use of the road for other occupants. Off road parking spaces will make provision for visitors to properties so as not to obstruct free traffic flow.

Car parking spaces for new properties new developments must comply with West Sussex County Council's current parking provisions. In addition to this the Parish Council will not allow garage spaces to form part of this calculation or the rear spaces of tandem parking bays.

Objective

To ensure that within new developments there is adequate parking provision, which neither restricts traffic flow nor detrimentally affects existing properties.

Explanation

To ensure that motor vehicles of property residents and visitors do not congest or restrict traffic flow, create undue hazard or inconvenience to other road users, including emergency services and pedestrians. Exclusion of garage spaces and rear spaces of tandem parking bays from calculations is to acknowledge the regular habits of car users and to ensure that on-site and off-road car spaces are easily accessible, convenient to use and are unaffected by alternative storage uses.

(Conformity references: NPPF paragraphs 7, 14, 17 and 47 and Arun DC emerging policy SP 13)

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Policy 12: Public Transport

Policy

The Parish Council supports the provision of comprehensive public transport services throughout the Parish, and encourages improvements to be made to services wherever possible. Where appropriate, developers will be required to make financial contribution to sustainable transport initiatives linked to new development. Contributions will be in line with the methodology (based on the relationship between the expected occupancy of dwellings and the number of parking spaces provided) stated in the Total Access Demand, which is prepared from time to time by West Sussex County Council and the Local Authority. This financial contribution will be allocated to sustainable transport initiatives linked to the development

Objective

Support for introduction and improvement of sustainable transport in the Parish and wider community, which will likely influence desirable travel patterns.

Explanation

An effective public transport system is essential if the growth in private transport, particularly car transport, is to be reduced. However, the Parish Council has limited scope for directly influencing public transport provision, but can insist new developers make provision for public transport (by, for example, improved or new services, provision of facilities including bus lay-bys and shelters), and can provide their support for services through lobbying etc.

(Conformity references: NPPF paragraphs ?????? and Arun DC emerging policy DM??)

Policy 13: Cycling and Walking

Policy

The Parish Council will work with Arun District Council and others to encourage and support the development of safe cycle, footpath and equestrian networks. Where appropriate, new developments will be required to provide safe and attractive facilities for cyclists, pedestrians and horse riders, both within the sites and in the form of links to existing cycle, footpath and equestrian networks in the surrounding areas; where new routes are created these will be protected from development.

Specifically any new development must :

- provide a safe and secure non-vehicular route to all schools within the village
- expand the capacity/width of existing footpaths and cycle routes to accommodate the extra volumes generated from the new development

Objective

The policy is intended to enhance the provision of safe facilities for cyclists, pedestrians and horse riders, as well as providing safe and secure non-vehicular routes to all schools within the parish

Explanation

Safe and convenient provision for cyclists, pedestrians and horse riders is an essential part of policies being pursued to reduce the use of the private motor car. New development will, where appropriate, be required to facilitate the opportunity for increased cycle use and walking by providing, as an integral part of the development, safe cycle and footpath networks. In assessing the suitability of new routes, proposals should demonstrate that they will not prejudice the effective operation of existing uses, and capacity of existing routes is expanded to support additional residents generated by any new development.

(Conformity references: NPPF paragraphs 7, 14, 17 and 47 and Arun DC emerging policy SP 13)

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Policy 14: Public Rights of Way

Policy

The Parish Council will protect the rights of way network and will support and encourage improvements and enhancements. Development will not be permitted which would have an adverse impact on the use of a right-of-way. The rural characteristics of rights of way outside of the built up area boundaries should be retained. New footpaths must be well integrated into developments through satisfactory landscape treatments. Appropriate materials for footpath surfacing will be required. Details for the layout of the footpaths must also address associated security issues.

Objective

The policy is intended to maintain and, where possible increase public access to the countryside and enhance the recreational resource.

Explanation

West Sussex County Council as Highway Authority is primarily responsible for the protection and maintenance of the Parish's public rights of way network. The Parish Council will continue to work with the District and County Council to ensure that the existing public rights of way are protected and improvements to the network are achieved wherever possible. It is particularly desirable to secure rights of way in areas with poor networks and rights of way (including bridleways) to achieve easier access to the countryside. For the purposes of this policy, the term 'rural characteristics' refers to surface treatments, means of delineation and views from the right of way.

(Conformity references: NPPF paragraphs ?????? and Arun DC emerging policy DM??)

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Policy 15: Access for People with Disabilities

Policy

Development involving buildings open to the public and buildings used for employment or education purposes should provide suitable access for people with disabilities, in terms of external and internal layout. Proposals should be consistent with the special architectural or historic character of the property concerned.

Objective

The policy is intended to secure an accessible environment for all.

Explanation

Good accessibility means that people are able to make their own choices over what they do, where they go and how they get there. People with disabilities can be precluded from playing a full and independent role in society through the inaccessibility of land, buildings and transport. The Council will wish to negotiate provisions at an early stage in the development process. Building Regulations contains requirements for the provision and type of access including suitable layouts. They also require all new residential development to be accessible to people with disabilities, either as visitors or occupants.

(Conformity references: NPPF paragraphs ?????? and Arun DC emerging policy DM??)

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Policy 16: Crime Prevention

Policy

Planning permission for new residential, commercial, recreation or community developments will not be permitted unless the Parish Council is satisfied that the development includes crime prevention measures, as far as this is practicable and compatible with achieving a high quality design and layout. Developments will be well lit, safe with open footpaths and play and parking areas that enjoy natural surveillance, creating a sense of ownership amongst the residents of adjoining dwellings. Parking facilities and recreational space should be well supervised by a number of dwellings. Footpath routes should not undermine the defensible space of the development, but should be designed to be direct and well used.

Objective

To create safer more secure environments the design features of which reduce the risks of crime.

Explanation

When considering an application the council will expect secure housing layouts to discourage criminal activity. The creation of safe and open footpaths, play and parking areas that enjoy natural surveillance will be encouraged. The design, layout, landscaping and lighting of new development can help reduce the risk of crime. Appropriately designed features can provide people with a safer, more secure environment.

(Conformity references: NPPF paragraphs ?????? and Arun DC emerging policy DM??)

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Policy 17: Conservation Area

Policy

Planning permission will be granted for proposals within or affecting the setting of the Conservation Area provided that:

- New buildings acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials and the spaces created between buildings, and do not detract from the setting of other buildings within the conservation area;
- They retain or emphasise the qualities of the townscape or streetscape in the area;
- Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of existing buildings, townscape or streetscape in the area;
- Building materials which contribute to the character of the area are retained or reused wherever possible;
- Traditional features such as shop fronts, walls railings, paved surfaces and street furniture are retained and restored;
- Unsympathetic features are removed and missing features are restored or reinstated;
- High quality soft and hard landscaping is provided;
- Trees, hedgerows and other significant landscape features are protected and landscaping incorporated appropriate to the character and appearance of the area;
- It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;
- It will not harm important views into, out of or within the Conservation area.

Developments proposals shall be consistent with all other local plan policies.

Objective

The setting of the Conservation Area is as important as the protection of the actual structures, and no development will be approved where there will be any detrimental effect to the setting of the Conservation Area. The policy is designed to protect and enhance the character or appearance of the Conservation Area and its setting.

Explanation

Within the Conservation Area, permission for development involving demolition or substantial demolition will only be granted subject to conditions, if it can be demonstrated that:

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1. The structure to be demolished makes no material contribution to the special character or appearance of the area; or, It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or,
2. It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area;
3. Permission has been granted for the redevelopment of the site.

(Conformity references: NPPF paragraphs ?????? and Arun DC emerging policy DM??)

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Policy 18: Buildings or Structures of Character

Policy

Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which in the view of the Council 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.

The setting of buildings or structures of character is as important as the protection of the actual structures themselves, and no development will be approved where there will be any detrimental effect to the setting of the buildings or structures of character. Trees, hedgerows and other significant landscape features will be protected, including historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges. Views from and towards buildings or structures of character shall not be harmed.

Objective

To the greatest extent possible to preserve and protect building of character and their settings. In addition to Listed Buildings, the Parish Council places great importance on the retention of other buildings of character and their settings, which form part of the parish's rich built heritage, although such buildings do not enjoy the full protection of statutory listing.

Explanation

Throughout the Parish there are buildings which, while not Listed Buildings, are of good quality design and appearance; which are important features in their own right; and which may also contribute to the character and appearance of an area. They illustrate, and are reminders of, the historical development of an area and are worthy of retention.

The Parish Council already has a local list of Buildings of Character. The Parish Council's criteria for selection of buildings or structures of character are as follows:-

1. Buildings of outstanding design, detailing, appearance or special interest because of the use of materials.
2. Buildings which are extremely good examples of traditional or established style, or of unusual type.
3. In special cases, buildings or structures which contribute towards the local townscape or have important historical associations.
4. All buildings must be largely intact and not adversely affected by later extensions or alterations.

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5. Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.

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Policy 19: Archaeological Heritage

Policy

There will be a presumption in favour of the preservation of scheduled and other important monuments and archaeological remains. Where proposed developments will have either a direct or indirect impact, permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites.

In all such instances;

1. Applicants must arrange for a full archaeological assessment of the proposed development site in the form of a field evaluation to be carried out, and the results must accompany the planning application.
 - If the field evaluation indicates archaeological remains, excavations and trial trenches will be required.
 - All stages of archaeological fieldwork shall be subject to a Written Scheme of Investigation approved by the local planning authority.
 - All archaeological work shall be carried out by a professionally qualified archaeological organisation or consultant only.
2. Preservation in situ of archaeological sites or remnants of such sites is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that the preservation of archaeological remains in situ is not justified; conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. Any such programme shall be carried out prior to the commencement of the development or related works;
3. Whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ. Developers shall record any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and possible impact, and to make this evidence (and any archive generated) publicly accessible.
4. No development or development preparation work, shall take place on the proposed development site until the applicant, or their agents or successors in title, is in receipt of a Written Scheme of Investigation that has been approved by the local planning authority.
5. Developments shall also be consistent with all other local plan policies.

Objective

This policy is to preserve the archaeological heritage of Angmering parish.

Explanation

The elements of the historic environment that are worthy of consideration in planning matters are called 'heritage assets'. This term embraces all manner of features, including:

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buildings, parks and gardens, standing, buried and submerged remains, areas, sites and landscapes, whether designated or not and whether or not capable of designation.

The difference between a heritage asset and other components of the environment is that a heritage asset holds meaning for society over and above its functional utility. It is this heritage significance that justifies a degree of protection in planning decisions. The aim of this policy is to conserve these assets, for the benefit of this and future generations.

The village and its surroundings have Bronze Age roots, (The old Saxon name means 'followers or dependents of Angenmaer') and as such archaeological remains are likely to be found anywhere within the Parish. The following are known archaeological sites within the parish or its surroundings:

- Angmering Roman Villa – scheduled ancient monument
- Highdown Iron Age hill fort – map reference TQ093043
- Harrow Hill Neolithic and Iron Age flint mines – map reference TQ092073
- Blackpatch Neolithic flint mines (Patching) – map reference TQ094089
- Bramley Green/Roundstone Lane – Bronze Age cremations, Romano-British farming and a Bronze Age well (the only one so far found on the coastal plain) – work undertaken by Archaeology South East.
- Angmering by-pass/Ecclesden Manor /Cow Lane/Water Lane – evidence of settlement in Middle Bronze Age, Mid to Late Bronze Age, Iron Age and Saxon, with flints and flint workings from Neolithic and Mesolithic – work undertaken by Oxford Archaeological Unit February to September 2001.
- Further fieldwork undertaken in 1991/2 south of Decoy Pond recovered over 200 Later Mesolithic flints, including debitage (indicating local flint workings and possible settlement).
- There are many listed buildings within the parish, and many of these are likely to have important archaeological remains surrounding them, e.g. Ecclesden Manor and Pigeon House.

(Conformity references: NPPF paragraphs 7, 14, 17 and 47 and Arun DC emerging policy SP 22)

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Policy 20: Listed Buildings

Policy

Proposals affecting statutory Listed Buildings, or groups of Listed Buildings, will be required to:

- **Preserve or enhance the historic character, qualities and special interest of the buildings;**
- **Be necessary and not detrimental to the architectural and historic integrity and detailing of a Listed Building's exterior;**
- **Protect the architectural and historical integrity and detailing of a Listed Building's interior;**
- **Protect the special interest of buildings of architectural or historic interest; and,**
- **Protect, and where possible enhance the setting of the building.**
- **No development will be approved where there will be any detrimental effect to the setting of the Listed Building and Structures. Trees, hedgerows and other significant landscape features will be protected, including historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges. Views from and towards listed buildings or structures shall not be harmed.**

Proposals shall be consistent with all other local plan policies.

Objective

This policy is to protect, preserve and enhance listed buildings and structures.

Explanation

There is a presumption in favour of the preservation or enhancement of Listed Buildings and structures. The total or substantial demolition of a Listed Building will only be permitted in wholly exceptional circumstances, and where it meets the following specific criteria.

- **Clear and convincing evidence has been provided that viable alternative uses cannot be found, through for example the offer of the unrestricted freehold of the property on the market at a realistic price reflecting its condition and the preservation in some form of charitable or community ownership is not possible;**
- **The redevelopment would produce substantial benefits for the community which would decisively outweigh the resulting loss from the demolition or major alteration; and,**
- **The physical condition of the building has deteriorated, through no fault of the owner/applicant for which evidence can be submitted, to a point that the cost of retaining the building outweighs its importance and the value derived from its retention. A comprehensive independent structural report will be required to support this.**

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- The setting of the Listed Building or Structures is as important as the protection of the actual structures themselves, and no proposals will be approved where there will be any detrimental effect to the related setting.

The Parish Council will support proposals for alternative uses for buildings which retain their structure and preserve character and setting where the change will provide for the long term conservation of the structure and fabric of the building.

The Parish Council will only support alterations to Listed Buildings in order to mitigate climate changes where such proposals respect the significance of the Listed Building and do not have an adverse impact on its appearance, character or historic fabric.

The Parish Council will only approve a proposal for enabling development where there is no other alternative option available and the benefits of such a scheme outweigh any disadvantages that arise.

(Conformity references: NPPF paragraphs 7, 14, 17 and 47 and Arun DC emerging policy SP 22)

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Policy 21: Conversions of Existing Buildings to Form a Number of Residential Units

Policy

Within the built-up area, planning permission will be granted for the conversion of buildings to form a number of residential units, providing that:

- (i) the number of units/occupiers proposed can be accommodated in a manner which provides a satisfactory standard of amenities and facilities in relation to:
 - (a) internal floorspace,
 - (b) sanitary/kitchen facilities,
 - (c) adequate access for all occupiers to external amenity space for the storage/collection of refuse, drying of clothes, sitting out, etc.,
 - (d) adequate pedestrian access can be achieved to each unit without detriment to the amenities enjoyed by other occupiers of the building or adjoining properties;
- (ii) it is demonstrated that provision can be, or has been made, for adequate sound insulation to prevent possible noise disturbance to neighbouring properties and independent units within the building itself.

Objective

The policy is intended to ensure the availability of a range of smaller units of living accommodation with appropriate standards of amenity and facilities. In addition, the policy is intended to ensure that the amenities of neighbouring occupiers and the character of the neighbourhood are protected.

Explanation

New homes are often created through the conversion of larger houses into smaller residential units. Non-residential buildings may also be converted to residential use. Unless single dwelling houses are created, accommodation falls into the following types:

1. Self-contained flats;
2. Partially self-contained bedsitting room accommodation (kitchen and/or bathroom shared); and
3. Shared residential occupation of the building (including kitchen and bathroom)

Such a range of accommodation can help meet housing needs in lower price ranges. Lower car parking standards may also be acceptable. However, such forms of development may not be appropriate everywhere.

(Conformity references: NPPF paragraphs 7, 14, 17 and 47 and Arun DC emerging policy SP 13)

Policy 22: Public Car Parks

Policy

Planning permission will not be permitted for development which involves the loss of existing public car parking facilities or spaces particularly long term provision, unless it is necessary to meet wider transport objectives. An exception may be made where suitable alternative spaces can be provided in the locality or to meet wider transport objectives.

Objective

To ensure that adequate parking continues to be provided in the Parish..

Explanation

The provision of public car parking needs to be considered in conjunction with the commitment to local renaissance opportunities. To be acceptable proposals for parking in the village centre will need to demonstrate that they will positively contribute to the parish aims for commercial development and wider accessible transport objective. They will also need to be imaginative in terms of multiple uses and accessibility strategies.

In addition to off-street parking provided by the Parish Council, such facilities may be operated by private companies.

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Policy 23: Tourist Related Development

Policy

Within the built up area, permission will be granted for the extension of existing or new tourist accommodation and/or tourist attractions provided that proposals are appropriate to the character of their location.

Objective

The Parish Council wishes to encourage the provision of good quality tourist accommodation in keeping with the parish environment and to provide for all types of visitors to the area. It is also recognised that existing local tourist attractions may require upgrading and/or extension in order to compete in a changing market. This must be balanced with the need to protect the environment.

Explanation

There needs to be a balance between meeting the requirements for tourist related developments and maintaining the unique characteristics of the parish. Development outside the built-up area boundary for tourism will also be subject to the countryside protection policies.

(Conformity references: NPPF paragraphs 7, 14, 17 and 47 and Arun DC emerging policy SP 7)

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Policy 26: Retail Provision

Policy

Subsequent to the Adoption of this NDP, Angmering Parish Council in consultation with the Parish Community will identify a core retail area(s) within which there will be a presumption in principle against the loss of retail uses(s) as a result of proposals for change of use or for redevelopment for non-retail use.

Proposals for change of use or redevelopment which would result in the loss of retail use will only be acceptable if they demonstrate the following:

1. The premises or site is no longer required for retail use in terms of need or demand. Full details relating to need and demand must accompany the proposal.
2. The premises or site has been marketed for a period of not less than one year for retail use and that no occupier can be found. Full details relating to the marketing must accompany any proposal.
3. That the alternative use proposed will make a positive contribution to the sustainability, vitality, viability and health and wellbeing of Angmering.

Objective

The intention of this policy is to ensure that existing retail uses are protected.

Explanation

This policy incorporates key principles of the NPPF including paragraphs (Insert) and the development plan policy (Insert) from the Arun DC Local Plan (saved policies). This policy will underpin the approach Angmering Parish Council and Arun DC will adopt for determining planning applications which propose the loss of retail premises and/or change of use from retail use to an alternative use. It is justified from the evidence base gathered in support of the NDP and the demonstrated need and demand to preserve existing retail facilities in Angmering. The protection and retention of retail uses also will contribute to the future vitality and sustainability of the community.

(Conformity reference NPPF paragraphs (Insert) and ADC policy (Insert))

Policy 27: Local Employment

Policy

There will be a presumption in principle against the loss of employment uses(s) as a result of proposals for change of use or for redevelopment for non-employment use.

Proposals for change of use or redevelopment which would result in the loss of employment use will only be acceptable if they demonstrate the following:

1. The premises or site is no longer required for employment use in terms of need or demand. Full details relating to need and demand must accompany the proposal.
2. The premises or site has been marketed for a period of not less than one year for employment use and that no occupier can be found. Full details relating to the marketing must accompany any proposal.
3. That the alternative use proposed will make a positive contribution to the sustainability, vitality, viability and health and wellbeing of Angmering.

Objective

The intention of this policy is to ensure that existing employment uses are protected.

Explanation

This policy incorporates key principles of the NPPF including paragraphs (Insert) and the development plan policy (Insert) from the Arun DC Local Plan (saved policies). This policy will underpin the approach Angmering Parish Council and Arun DC will adopt for determining planning applications which propose the loss of employment land or premises and/or change of use from employment use to an alternative use. It is justified from the evidence base gathered in support of the NDP and the demonstrated need and demand to preserve existing employment opportunities in Angmering. The protection and retention of employment uses also will contribute to the future vitality and sustainability of the community.

(Conformity reference NPPF paragraphs (Insert) and ADC policy (Insert))

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Policy 29: Traffic Management

Policy

Proposals for new development shall demonstrate that adequate and satisfactory provision has been made to mitigate the impact of the traffic which they generate.

The design and details of proposals must demonstrate:

1. That adequate and satisfactory on site provision has been made to accommodate the traffic which they generate.
2. That where off site traffic impacts are generated, these impacts are not detrimental to highway or pedestrian safety.
3. That where off site impacts are generated which require mitigation; satisfactory mitigation provision has been made.

Proposal which give rise to traffic impacts which require mitigation shall be accompanied by full details relating to traffic generation, impact and mitigation.

Objective

The intention of this policy is to ensure that new development makes adequate provision for the mitigation of traffic impacts associated with it.

Explanation

This policy incorporates key principles of the NPPF including paragraphs (Insert) and the development plan policy (Insert) from the Arun DC Local Plan (saved policies). This policy will underpin the approach Angmering Parish Council and Arun DC will adopt for determining proposals for new development in the context of traffic generation and traffic management. This policy requires that development makes adequate provision to mitigate the impact of traffic which it generates by the provision for traffic management measures (on or off site). It is justified from the evidence base gathered in support of the NDP and the demonstrated need to mitigate the impact of traffic generated by new development. Adequate provision for the mitigation of traffic impact will contribute to both highway and pedestrian safety and the future health and wellbeing of the community.

(Conformity reference NPPF paragraphs (Insert) and ADC policy (Insert))

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Policy 31: Roads' Policy

Policy

The Parish Council will work with Arun District Council and others to ensure that any new developments meet the following requirements both within the sites and in the form of links to the existing roads network :

- that there is no detriment to existing local roads congestion by providing mitigating measures to expand the capacity of local roads as required by the Parish and District councils
- that within the site a speed limit of 20mph is self enforcing through road design
- that any development does not oblige traffic to travel through the village centre, creating increased and unsafe expansion of traffic volumes, by providing alternative vehicular and pedestrian access to schools, etc.
- mitigate any increase in traffic volumes as calculated by standard approved metrics with alternative transport facilities and options
- any construction traffic for the development will be not be allowed access through the centre of the village, except for developments specifically within the parish defined village centre

Objective

The policy is intended to ensure that the roads around the parish, its feeder roads, and any new roads within the development are safe, and allow for free vehicular flow at safe speeds.

Explanation

The existing roads network around and within the village are congested, and any new development must not be allowed to add to existing problems. Some of the proposed new development sites are unable to provide safe and secure non-vehicular access to the local primary schools, which can only be resolved either with a new school in the south of the parish, or by providing a complete safe and secure pedestrian route to the schools. No development should require vehicular support to get children to school.

Until employment opportunities are increased within the parish, out-commuting will be inevitable, and any new development will therefore have to provide increased roads capacity within the village and all feeder roads to ensure existing traffic congestion is not exacerbated.

(Conformity references: NPPF paragraphs 7, 14, 17 and 47 and Arun DC emerging policy SP 13)

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Policy 32: Flood Prevention

Policy

New development should be safe from all forms of flooding and should not increase flood risk to others.

The level of flood risk to new development should be appropriate to the development type (its vulnerability) and should remain acceptable over the developments lifetime allowing for climate change.

Objective

This policy is to ensure that the flood risk to the development is acceptable from all forms of flooding over its lifetime bearing in mind the particular vulnerability of the development use; to ensure that the development does not increase flood risk to others and to ensure, where possible, the development reduces flood risk overall.

Explanation

Angmering has suffered from significant flooding over an extended period and most recently in June 2012. Residential and commercial properties have suffered considerable damage and transportation links have been severed.

In addition to village flooding from Main Rivers flooding has also resulted from overwhelmed inadequately sized culverts, direct rainfall runoff from the surface and groundwater emerging from the ground.

Main river flooding zones have been mapped by the Environment Agency.

Arun District Council's Strategic Flood Risk Assessment (SFRA) has mapped the risks of flooding from rainfall runoff from the land and the risks of rising groundwater levels. Specifically much of Angmering which is not subject to Landscape Designations is at a medium to high risk of flooding from rainfall runoff from the land and is a groundwater emergence zone. For these two criteria these are the highest mapped risked categories.

Any new development must be directed to the areas where the probability of flooding from all sources of flooding is the lowest.

This is to ensure that new development is as safe from flooding as it can be and that it does not increase flood risk to others.

If new development does provide an opportunity to reduce flood risk more widely this should be welcomed.

(Conformity references: NPPF paragraphs 7, 14, 17 and 47 and Arun DC emerging policy SP 13)