From:	Peter Barnett
Sent:	16 September 2013 10:28
To:	'teamp14@pins.gsi.gov.uk'
Cc:	'planningappeals@gmail.com'
Subject:	APP/Y3805/D/13/2204713 - 5 Riverside, Shoreham
Attachments:	appeal development control standard no 3.pdf; Adur District Local Plan - Cover page.pdf; Adur District Local Plan - Forward.pdf; Adur District Local Plan - saved policies direction.pdf; Adur District Local Plan chapter-03 (AG1 - AG3).pdf; Adur District Local Plan chapter-09 (AH1 - AH12).pdf; assessment of saved policies.pdf

Dear Sir

In connection with the above appeal, I now attach the relevant saved policies (AG1, AH7) and Supplementary Guidance, plus an assessment of the saved policies and the additional recommended condition should the appeal be allowed.

The recommended condition is as follows:

"The windows in the north side elevation of the conservatory hereby approved shall be glazed in obscure glass.

Reason - To protect the privacy of the occupiers of the neighbouring dwelling having regard to saved policy AH7 of the Adur District Local Plan and the policies of the National Planning Policy Framework"

I can confirm that the relevant plan is drawing No. 14 Rev. A received 17 June 2013

Regards

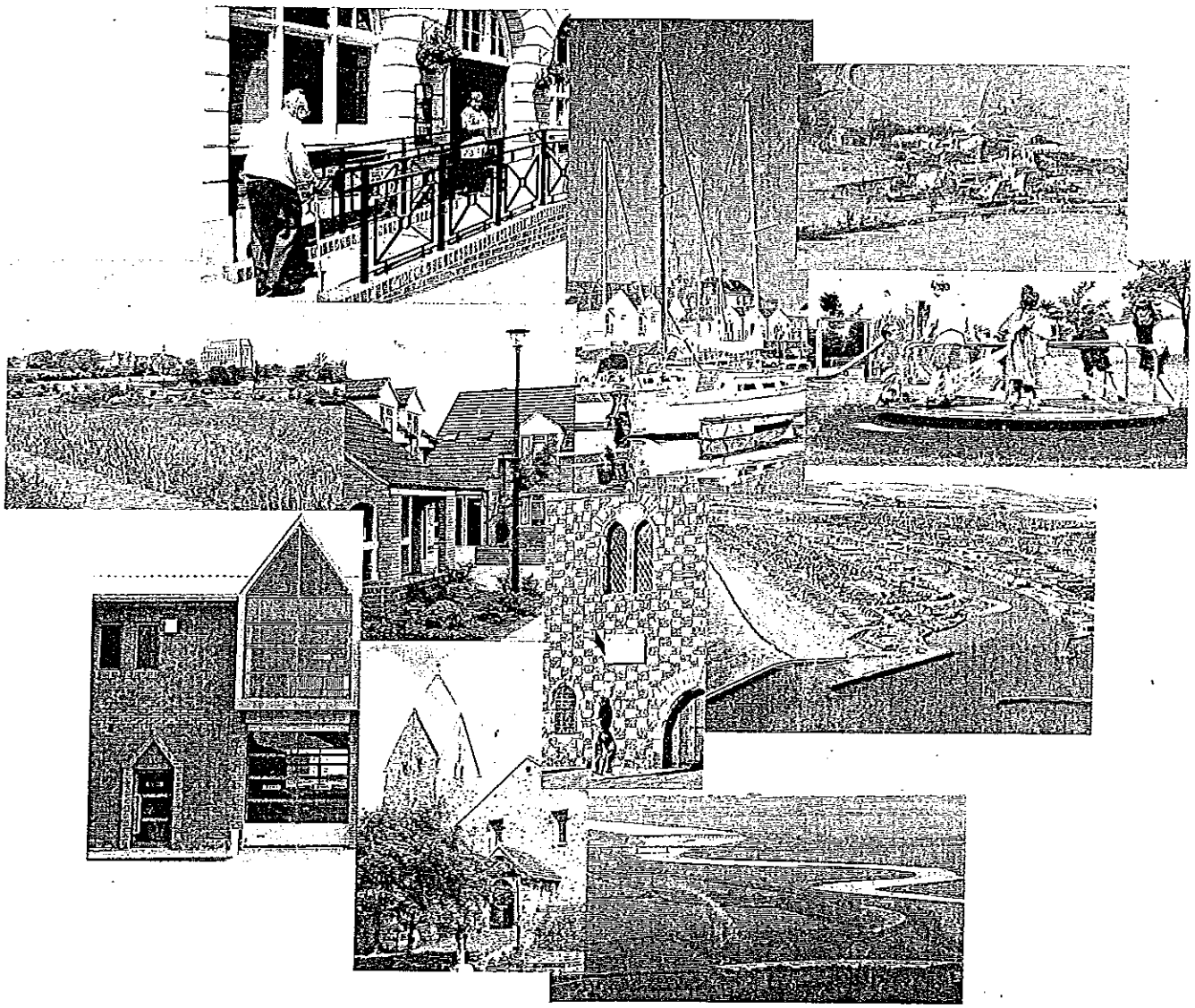
Peter Barnett

Peter Barnett - Principal Planning Officer, Development Management | Adur & Worthing Council Services
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ADUR DISTRICT LOCAL PLAN

APPENDIX 11
SUPPLEMENTARY PLANNING GUIDANCE



ADUR
DISTRICT COUNCIL

APRIL 1996

Development Control Standard No.3

EXTENSIONS AND ALTERATIONS TO DWELLINGS

ADUR
DISTRICT COUNCIL

Civic Centre
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Shoreham by Sea
West Sussex BN43 6PR

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CHIEF EXECUTIVES DEPARTMENT

PETER DAVIES
Head of Planning and Policy

DEVELOPMENT CONTROL STANDARD NO. 3
EXTENSIONS AND ALTERATIONS TO DWELLINGS

1. GENERAL ADVICE

2. PLANNING PRINCIPLES

   The Effect on Neighbouring Properties
   The Effect on the Dwelling to be Extended
   The Appearance
   Other Principles

3. STANDARDS FOR EXTENSIONS AND ALTERATIONS

   Rear Extensions
   Side Extensions
   Dormers and Roof Extensions
   Front Extensions, Front Porches and Canopies
   Garages
   Other Alterations

4. CONCLUSIONS

   APPENDIX - Garden Area

1.0 GENERAL ADVICE

PURPOSE OF THE DEVELOPMENT CONTROL STANDARD

1.1 The purpose of this development control standard is to provide planning information to anybody who is considering extending or altering their house or bungalow. It sets out the planning principles that are used by the Council in assessing planning applications and how these are applied to different types of extension.

1.2 This section outlines matters that you should consider before deciding whether to go ahead with an extension. Section 2 looks at the planning principles used by the Council, which can in fact be applied to all extensions, whether or not planning permission from the Council is required. Section 3 then looks at different types of extension and sets standards which have been developed from experience of applying the planning principles.

MAKING A PLANNING APPLICATION

1.3 Some small extensions do not require planning permission because they are what is termed "permitted development" under planning legislation. This is explained in detail in the Council's separate Advice Note No.1 entitled "Extending or Altering your House or Bungalow - Is Planning Permission from the Council Required?" Where planning permission from the Council is required, this should be made on the official forms obtainable from the Council's Planning and Policy Division and submitted with the relevant plans and the appropriate fee. A separate Advice Note No. 2 "How to Apply for Planning Permission for an Extension to your Home or a Structure in your Garden", and a list of the fees, are obtainable upon request. The Council has 8 weeks to reach a decision from the date the application is registered, although many minor applications can be determined more quickly, especially if no objections are received. During this period, prior to a decision being made, a copy of your application will be kept available for public inspection and comment.

1.4 Since the Council will normally consult your neighbours on any planning application made, it is usually a good idea to discuss your proposals not only with Council Officers but with your neighbours before submitting an application. You should also check the Deeds to your property since, in some cases, they may contain restrictive covenants which would prevent an extension or require you to obtain the separate consent of another party. If you build an extension without complying with a restrictive covenant you could be sued for breaking the covenant, even if you had obtained planning permission. Therefore, if your property does have any form of restrictive covenant you should seek private legal advice from a Solicitor.

1.5 Once your application has been decided, you (or your agent) will be issued with a decision notice. The decision notice will set out either the conditions that apply to the planning permission or, if the application is refused, the grounds for refusal.

RIGHT TO APPEAL

1.6 You have the right of appeal against: a refusal; or a condition applied to a permission; or on the grounds of non-determination if you have not received a decision within 8 weeks. Appeals are made to the Planning Inspectorate. You should consult the Council if you require advice on the appeal procedure.

BUILDING REGULATIONS

1.7 Whether or not planning permission is required, it may be necessary to notify the Council under the Building Regulations, which are concerned with health and safety and designed to ensure that buildings are structurally sound. Queries on this matter should be directed to the Building Control Section of the Planning and Policy Division.

GRANTS

1.8 Grants are sometimes available from the Council towards house renovations. The availability of such grants will usually depend on the age and condition of the property, the works required and the resources of the applicant. Queries on these grants should be directed to the Environment, Community and Housing Services Department.

POLICIES AND OBJECTIVES

1.9 Relevant Government advice is in Planning Policy Guidance PPG1 "General Policy and Principles".

1.10 The West Sussex County Structure Plan (approved by the Secretary of State in 1993) sets the overall policy framework and contains a number of relevant policies. It emphasises the primary importance of protecting and improving the urban environment and resisting overintensive and damaging development (policies G1, G7 and B1); and requires adequate access and parking (T14). A policy of particular relevance to this Standard is (G5) which states that development will be required to meet high standards of design, construction and layout, sympathetic to and in scale with its surroundings.

The Structure Plan is being reviewed, and a Draft Plan was placed on statutory deposit in November 2001

1.11 The Adur District Local Plan 1996 defines the boundary of the built-up area and develops the housing requirements of the Structure Plan (in Policies AH1,3,5 and 6). It also contains detailed policies for safeguarding specific features or areas such as Conservation Areas (AB4), Listed Buildings (AB7-11), buildings of townscape merit (AB12) and trees (AB25) as well as requirements for access and parking (AT12 and 13) and, in certain cases, for noise insulation from certain road, railway and aircraft noise (AP8), and archaeological features (AB1). Of particular relevance is **Policy AH7** which, in effect, sets the objectives of this Standard. It states :-

> **Extensions and alterations to existing houses and bungalows will be expected to be designed so that:-**
>
> (a) **proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings;**
>
> (b) **design and materials are sympathetic to both the original dwelling and the area in general;**
>
> (c) **the proportion of the garden area taken by the proposal would not be excessive having regard to the character of the area;**
>
> (d) **access and car parking provision is acceptable under Policy AT12, and**
>
> (e) **proposals accord with the standards adopted by the District Planning Authority**

2.0 PLANNING PRINCIPLES

2.1 In considering an application for an extension to a house or bungalow one of the main planning concerns is to ensure that the proposal will not have an adverse effect on neighbouring properties. It should also not be detrimental to the dwelling itself. These two concerns are sometimes jointly referred to, by the Council, as the effect on residential amenity. The Council will also wish to consider the appearance of any proposal and the effect this will have on both the dwelling and the area generally. This may be referred to as the effect on visual amenity. There may, of course, be other considerations depending on the type of proposal and its location.

THE EFFECT ON NEIGHBOURING PROPERTIES

2.2 Proposals will not be granted planning permission if they have an unacceptably adverse effect on neighbouring properties. The main detrimental effects could be related to :-

(i) **Privacy**

The proposal should not result in direct overlooking of rooms in neighbouring properties, nor excessive amounts of overlooking of garden areas.

(ii) **Daylight**

Any proposal should not reduce the daylight to neighbouring properties to an unacceptable extent.

(iii) **Outlook**

The fact that a neighbour may be able to see an extension would not in itself make a proposal unacceptable, the outlook of neighbouring properties should not be dominated by the extension since this could be overbearing and oppressive. However, the loss of a distant view would not normally be considered a valid reason for refusing an application.

2.3 The extent to which the above factors are affected will depend on the size and position of the extension, as well as its location and orientation relative to neighbouring properties. Clearly extensions to a large detached house or bungalow on a large plot are far less likely to affect neighbouring properties than ones to small terraced or semi-detached houses or bungalows. In addition a single-storey extension would be less likely to have an adverse effect on neighbouring properties than a two-storey extension, which would be more likely to reduce daylight to neighbouring properties and lead to problems of overlooking. It should also be noted that the use to which an extension is to be put may affect its impact. For instance a first-floor bathroom with obscured glass would not lead to problems of overlooking and may be acceptable where a bedroom would not be.

THE EFFECT ON THE DWELLING TO BE EXTENDED

2.4 Although the Council is unlikely to be concerned with the precise details of the internal layout proposed for an extension, it will need to ensure that a satisfactory standard of amenity is retained. There are 3 main areas of concern :-

(a) **Parking requirements**

In extending a dwelling, it will be necessary to take into account the Council's adopted car parking standards which are set out in the Development Control

Standard No 1 "Car Parking Standards". The standard is a minimum of 2 parking spaces (which can comprise a garage and its driveway) for dwellings of up to and including three bedrooms and up to 120 sq metres gross floor area (excluding the garage). For larger dwellings, the minimum standard is 3 spaces. If a dwelling is extended so that it has four bedrooms (or exceeds 120 sq metres), three parking spaces will normally be required.

A parking space should measure 4.8m by 2.4m. However, a hardstanding in front of a garage should be 6m in length, so that cars waiting to enter will not obstruct the highway (pavement or road) and also to provide sufficient external space for cleaning and maintenance purposes.

(b) **Garden Size**

The Council will wish to ensure that any proposal does not result in an over-development of the site. An adequate amount of garden should therefore be retained both for the use of the occupiers of the property and to prevent a cramped appearance. A rear garden of 11m depth should be retained. The area of garden required will depend on the size of the property and the Council's requirements are summarised in the Appendix.

(c) **Daylight/Outlook**

It is not essential for every room to have an outlook and good natural daylighting. However, the Council will wish to ensure that the daylight to and outlook from the principal windows of existing habitable rooms is not unacceptably reduced and that it is adequate for proposed habitable rooms. Habitable rooms will be taken to include living rooms, dining rooms, bedrooms and kitchens (but not small kitchenettes).

THE APPEARANCE

2.5 The most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally. An extension which is acceptable in a low density modern development may not be acceptable in a town centre location. In particular, the proposal should not be allowed to over-dominate the house or clash with its appearance.

2.6 The following principles should also help to ensure that the criteria discussed above are met:-

(a) Extensions should respect the architectural period and style of the existing dwelling and the area.

(b) External construction materials should match in colour and texture the materials of the existing dwelling;

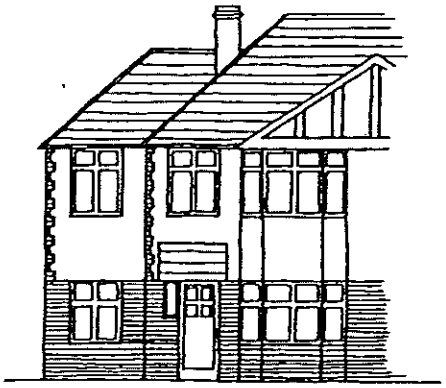
(c) Windows and other openings should be in scale with the extension and should be in line with and match the proportions and style of existing windows.

(d) On a dwelling with a pitched roof, extensions should also have a pitched (or lean-to) roof if they are visible from the street, from a public place, or are two-storey extensions;

(e) Existing trees should usually be retained since they make a significant contribution to the visual amenity of an area and can soften the impact of development. A sufficient space should be left between any extension and existing trees, in order to ensure that their root systems are not damaged and to ensure that the trees do not cause a nuisance, reduce daylight to windows or pose a risk from potential falling branches. Mature shrubs should also be retained where possible.

Acceptable Side Extension

In keeping with style and scale of original house



Unacceptable Side Extension

Out of style and character of original house



OTHER PRINCIPLES

2.7 The previous sections have looked at the basic planning principles which must be considered in relation to all proposed extensions. However, there may be other considerations depending on the particular circumstances of a proposal. The following are a few examples:-

(a) **Conservation Areas**

Conservation Areas are areas that have been designated by the Council as being of special architectural or historic interest, which should be preserved or enhanced. Extensions to dwellings in these areas should therefore respect the special characteristics of the area. Permission is required from the Council to cut down or lop any trees in a Conservation Area. Grants are occasionally available from the Council for environmental improvements in Conservation Areas.

(b) **Listed Buildings**

Listed Buildings are buildings of special architectural or historic interest that have been statutorily listed by the Secretary of State for the Environment. Virtually all alterations to Listed Buildings require Listed Building Consent, whether or not planning permission is required. You should contact the Council to discuss your proposals before making an application for alterations to a Listed Building.

Queries concerning works in Conservation Areas should be directed to the Policy Section of the Planning and Policy Division.

(c) **Tree Preservation Orders**

There are many individual and groups of trees throughout Adur District, which make a special contribution to the townscape and have been made the subject of Tree Preservation Orders. Where this is the case a formal application must be made to the Council to cut down, lop or carry out any other works to the tree(s). Where permission is granted to cut down a tree subject to a Tree Preservation Order, the Council will usually require a replacement tree to be planted of a suitable size and species. The Council maintains an up-to-date register of all trees subject to a Tree Preservation Order. Should you wish to check whether a particular tree is covered by such an order you should consult the Development Control Section of the Planning and Policy Division.

3.0 STANDARDS FOR EXTENSIONS AND ALTERATIONS

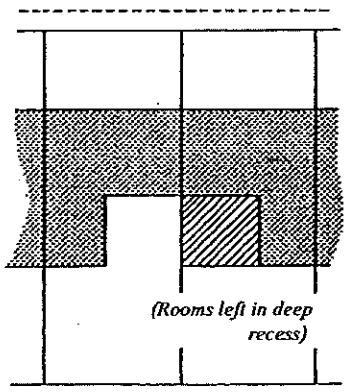
3.1 The basic principles described in Section 2 should be applied to any type of extension. From experience of using these principles the Council has developed a number of specific standards, which can be applied to different types of extension. The following standards should, if adhered to, help you to avoid a number of potential problems. However, as each application must be considered on its own particular merits, compliance cannot in itself guarantee that planning permission will be granted. Any dimensions given represent minimum standards, for example, in some circumstances the character of an area may be such as to require more spacious standards. It is advisable to consider at the outset the full extent of any extensions required, since the cumulative effect of subsequent additions may lack cohesion and be out of scale with the original dwelling and are therefore unlikely to be considered favourably.

REAR EXTENSIONS

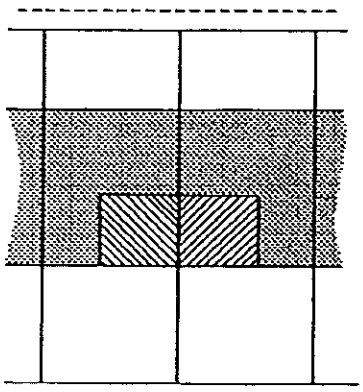
3.2 The closer a rear extension is to the boundary of a neighbouring property the more likely it is to adversely affect that property, by way of overlooking or loss of daylight. On semi-detached or terraced dwellings single-storey rear extensions which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m. Whilst two-storey (or first-floor) rear extensions that are within 1m of a side boundary with an attached dwelling, should normally be no deeper than 2.0m, extensions abutting the boundary, will not normally be permitted.

3.3 Where dwellings have been built with projecting sections it would not usually be acceptable to build an extension infilling the space between the projection and the boundary with an attached dwelling, unless both property owners co-operate to build a combined extension. This is because the property which was not extended would be left with rooms in a deep recess which would have a poor outlook and insufficient light.

Unacceptable infill extension



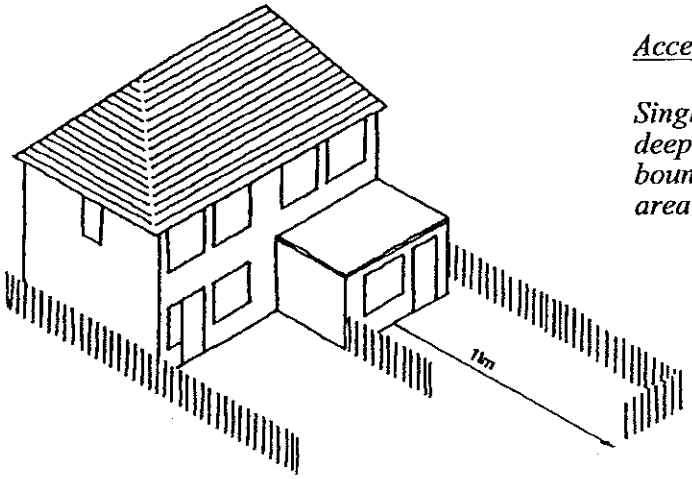
Acceptable joint infill extensions



3.4 Principal windows on the rear elevation of rear extensions should be 22m from principal windows of dwellings at the rear unless, in the case of single-storey extensions, some existing obstruction (such as a garage) would ensure privacy would be retained. Principal windows on the side elevation of rear extensions should be a minimum of 6.1m from any solid obstruction or boundary but 22m from facing principal windows. In many instances windows on side elevations will not be able to meet these criteria and will usually not be allowed unless they are obscurely glazed and in some cases also fixed shut. On a corner plot, a distance of 14m should be retained between principal windows on an extension at the rear of one property and windows on the side of a dwelling to the rear.

3.5 A rear extension should allow the retention of a rear garden of at least 11m depth (between the rear wall of the extension and the rear boundary of the property) and of adequate area. The Council's requirements for garden areas are summarised in the appendix.

3.6 On single-storey rear extensions that are not clearly visible from the road a flat roof is usually acceptable. However, two-storey rear extensions should normally have a pitched roof to match the existing house. A false mono-pitch facade, running along all the elevations of a rear extension, may be acceptable where a full pitch would substantially reduce the light to the adjoining properties.

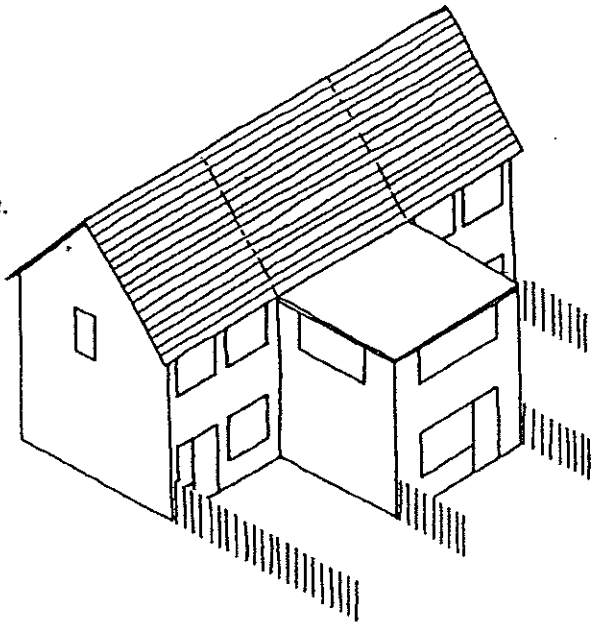


Acceptable Rear Extension

Single Storey Extension no deeper than 3.5m on the boundary and an adequate area. No overlooking.

Unacceptable Rear Extension

Two-storey rear extension exceeds 2.0m depth.
Overlooking of adjacent property and unsightly, flat roof.
Garden reduced to less than 11m depth.



II. SIDE EXTENSIONS

3.7 Side extensions should be set back at least 1m from the side boundary. This is particularly important in the case of two-storey extensions since, if adjacent dwellings were both extended up to the side boundary, it would create a "terracing" effect which would destroy the existing character of the area. If the area is spacious in layout and the buildings are large, a space greater than 1m may well be necessary to avoid an appearance of overdevelopment and a cramped effect. There can also be problems of loss of daylight to adjoining properties. On corner plots, side extensions may obstruct the view of car drivers and highway safety requirements will need to be looked at carefully.

3.8 Side extensions being clearly visible from the road should be designed to closely match the existing dwelling. In particular they should have a roof in keeping with the existing dwelling which, in most cases, will mean a pitched roof. False mono-pitched facades are not acceptable on the front elevation only, they may occasionally be acceptable if they run around all sides of the extension. The extension should usually be set back slightly from the main front wall of the dwelling to create a visual break and ensure the extension is subordinate to the main dwelling and to avoid difficulty in matching wall and roof materials. Very wide side extensions should normally be avoided since they would usually be out of scale with the existing dwelling and spoil its proportions.

Side Extensions

Should leave at least a one metre gap between boundaries to avoid a "terracing" effect

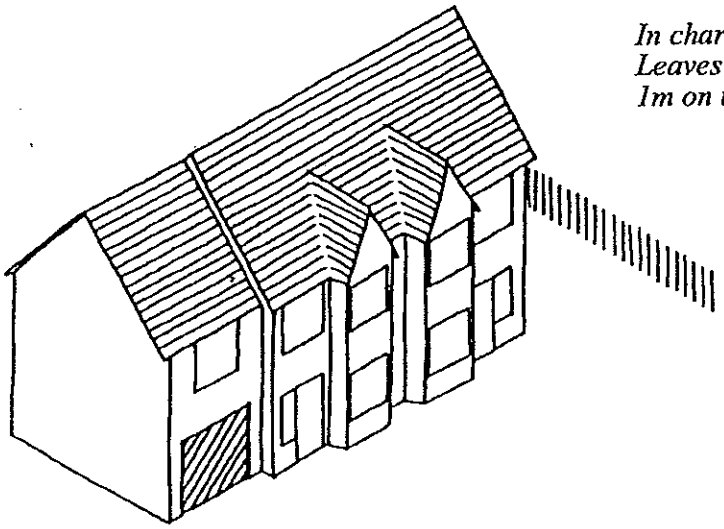


3.9 The criteria relating to principal windows (and in some circumstances the retention of rear gardens), described under 3.4 and 3.5 above in relation to rear extensions should also be applied in the case of side extensions.

3.10 If, as the result of a side extension, a parking space (or a garage) would be lost, this should be replaced elsewhere within the curtilage of the dwelling to the Council's normal standard. (See 2.4(a) where parking requirements are considered).

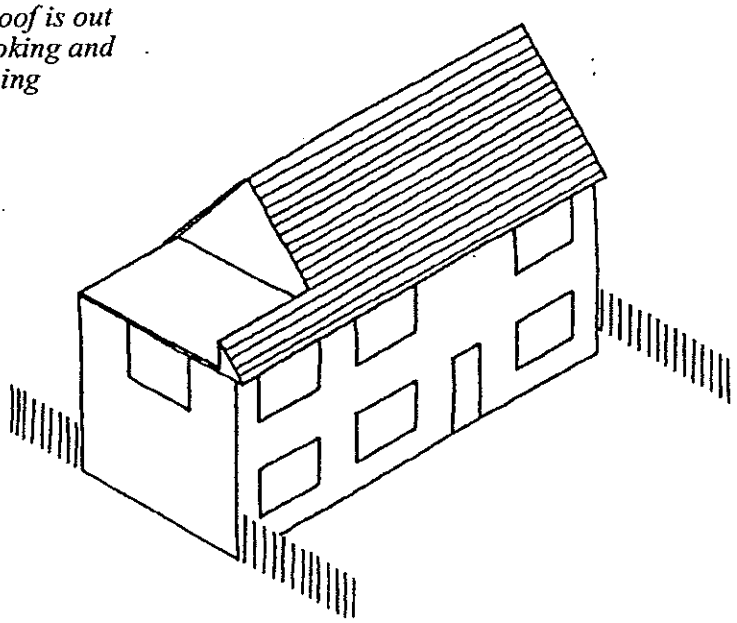
Acceptable Side Extension

In character with house. Leaves a gap of at least 1m on the boundary.



Unacceptable Side Extension

False mono-pitched roof is out of character. Overlooking and overbearing of adjoining property.



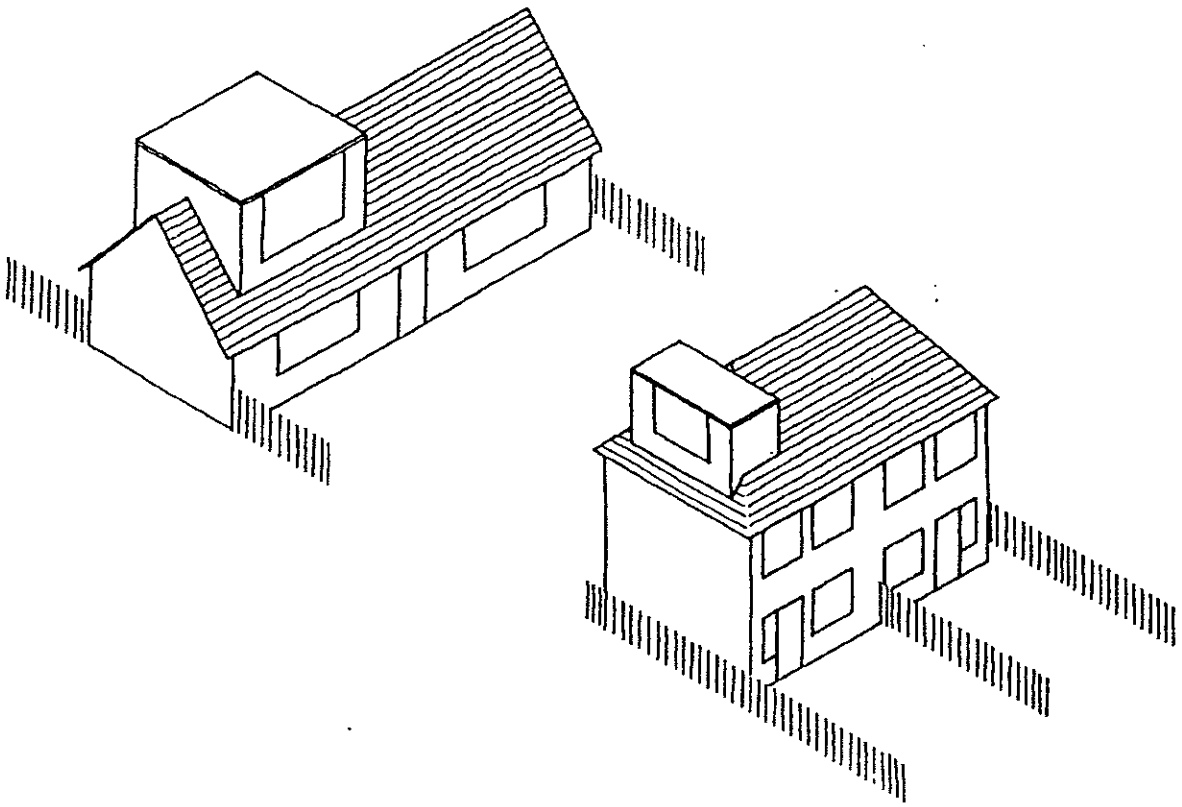
DORMERS AND ROOF EXTENSIONS

3.11 Dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the room(s) proposed without adding very large flat-roofed dormers, permission will not normally be granted.

3.12 The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable than one large one, provided they are sufficient distance apart. In some locations, front dormers may not be acceptable if for example they would spoil the special character of a Conservation Area.

Unacceptable Dormers

Out of scale with original dwelling and windows

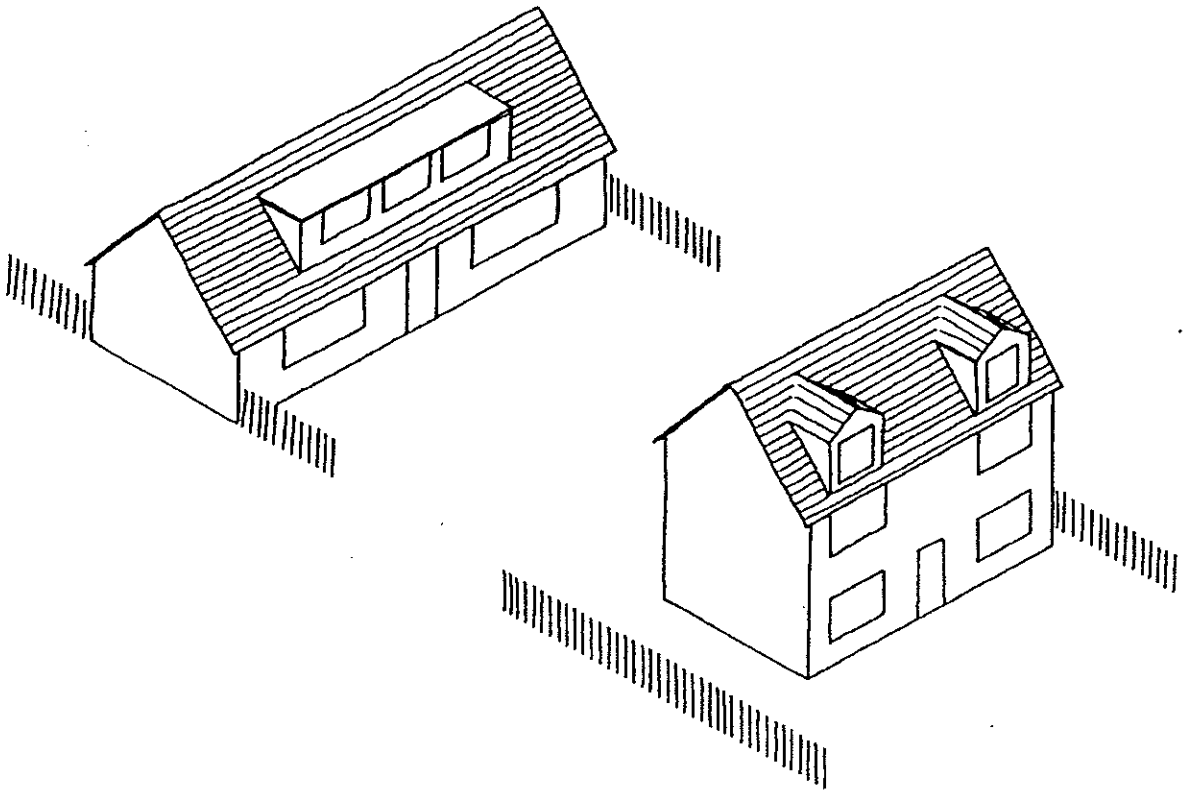


3.13 Where dwellings are less than 22m from principal windows of dwellings to the rear, dormers are unlikely to be acceptable as they would cause an excessive degree of overlooking. This is particularly so in areas characterised by bungalows where no overlooking exists at present.

3.14 Roof extensions should respect the scale, character and appearance of existing dwellings. In some instances, the enlargement of a hipped roof into a gable or half-gable end may respect the proportions of a property more than adding dormers. However, the acceptability of the resulting lack of symmetry would depend on the visual quality and character of the area. In particular, the extension of a hipped roof into a gable end on a semi-detached dwelling would not usually be considered favourably, especially in the case of a two-storey house. The cumulative effect of a combined roof extension and dormers is unlikely to be acceptable since the resulting works would probably be out of scale and proportion with the original dwelling.

Acceptable Dormers

In scale with original dwelling and windows.



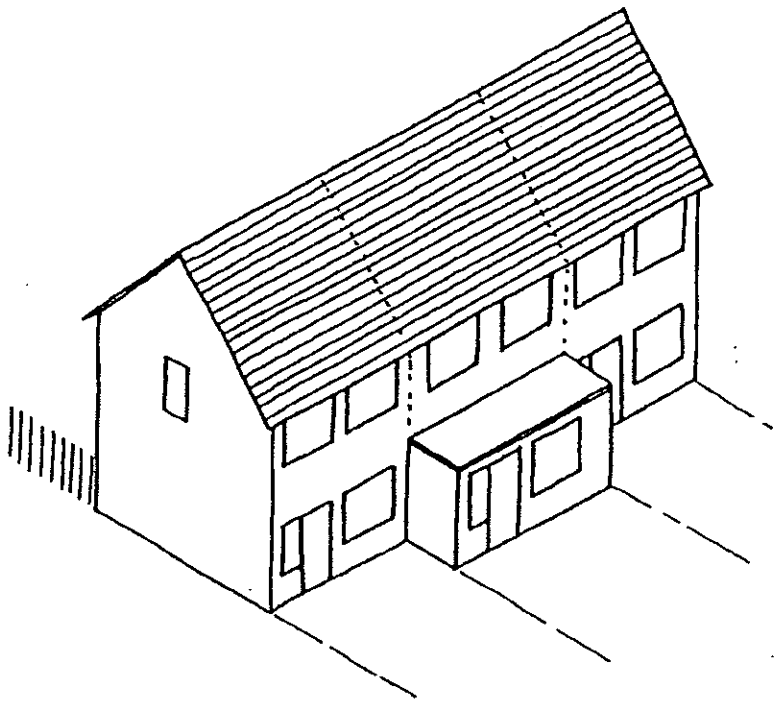
FRONT EXTENSIONS, FRONT PORCHES AND CANOPIES

3.15 Small porches and canopies do not usually require planning permission (see Advice Note No.1 entitled "Extending or Altering your House or Bungalow - Is Planning Permission from the Council Required?"). Where porches do require permission they will be considered on a similar basis to any other front extension.

3.16 Front extensions are particularly difficult to incorporate successfully with the existing house and streetscene. They should not usually extend significantly beyond the "building line", or abut side boundaries. For this reason, front extensions on terraced properties (other than small porches) will not usually be allowed. In the case of semi-detached or detached dwellings, front extensions will only be allowed where the extension can be successfully assimilated into the streetscene and not unduly affect neighbours. Windows in side elevations of front extensions, which are close to and overlook neighbouring properties, will not usually be allowed.

Unacceptable Front Extension

Detrimental to visual and residential amenity



GARAGES

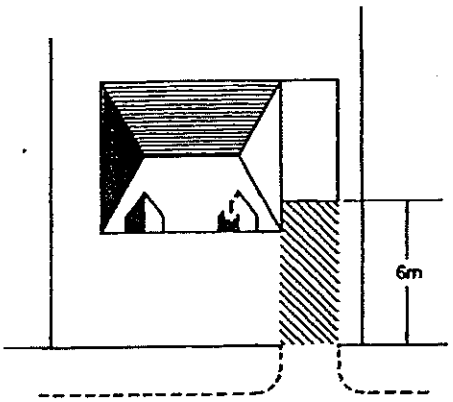
3.17 Garages attached to dwellings should be in sympathy with the design and scale of the dwelling concerned and similar considerations will apply as in the case of other side extensions.

3.18 Detached garages, where clearly visible from the public highway, should also usually reflect the style and character of the dwelling and not be excessive in scale. Flat roofs for prefabricated non-matching garages may be acceptable in positions more concealed from public view.

3.19 There should be a hardstanding of 6m in length in front of a garage so that cars waiting to enter will not obstruct the highway (pavement or road) and also to provide sufficient external space for cleaning and maintenance purposes.

Garage Extensions

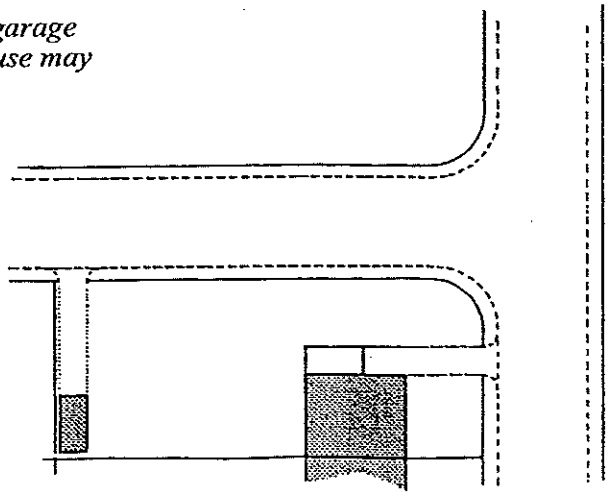
should have a 6m hardstanding in front



3.20 On corner plots a garage should usually be situated as far from the corner as possible in the interests of highway safety. In come cases therefore a garage adjacent to the house would be unacceptable and it may be necessary to locate it at the rear of the garden instead.

Location of Garage

on corner plots a garage adjacent to the house may be unacceptable.



OTHER ALTERATIONS

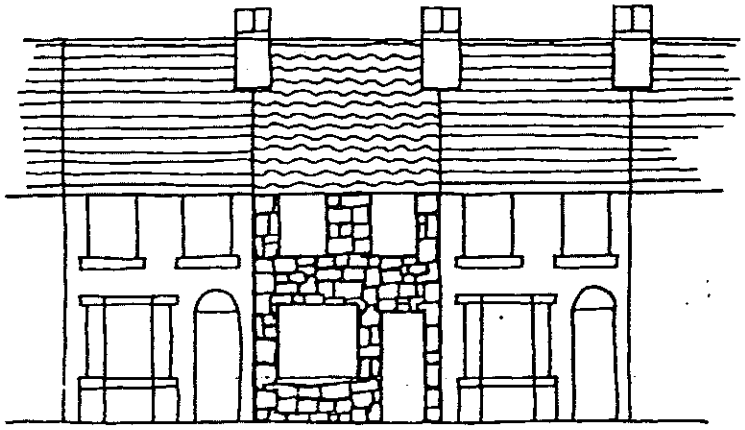
3.21 The carrying out of repairs or other minor alterations in an unsympathetic way can seriously affect the appearance of a dwelling. Replacement windows, doors or roofs should be chosen to reflect the character and style of the dwelling and the streetscene. The removal of a bay window is unlikely to be acceptable on a terraced house where its removal would affect the appearance of the whole terrace. For similar reasons the addition of stone cladding to a terraced or semi-detached house is visually unacceptable.

3.22 The addition of a balcony to a property anywhere near the boundary would be likely to lead to problems of overlooking. Balconies on terraced or semi-detached properties will therefore usually be resisted.

3.23 Additional areas of glazing at the rear of a modern dwelling, such as the addition of patio-doors or a conservatory, can create a pleasant link between the house and garden. However, on older properties such additions will often appear inappropriate unless very carefully designed. The introduction of large areas of additional glazing at the front of a house (i.e. a large glass porch or glazing around a balcony) is rarely successful and should usually be avoided.

Alterations

Unsympathetic to style and character of terrace



3.24 The removal or addition of boundary walls or fences can have a significant effect on the character of an area. In older areas flint walls or wrought iron fences and gates should be retained. In modern, open-plan estates the addition of boundary walls or fences at the front of dwellings can be out of character and may be prevented by either a restrictive covenant or a condition on the planning permission.

3.25 Whilst maintaining exterior paintwork in good condition can greatly enhance a property, care should be taken in the selection of colours. This is especially important when large areas of rendered wall are to be painted and in this case it is usually best to use white or pale neutral colours.

3.26 Where an extension is proposed for a 'granny annexe' it will be required to have an inter-connecting door with the main house. In other respects it will be assessed on the same basis as any other extension. Detached 'granny annexes' will only rarely be acceptable.

4.0 CONCLUSIONS

4.1 It is hoped that this Development Control Standard has been of some assistance in helping you to consider the different types of extensions or alterations you may wish to make to your house or bungalow.

4.2 Where planning permission is required for an extension you may wish to discuss it with a planning officer before submitting a formal application. If this is the case you should contact the Development Control Section of the Planning and Policy Division.

4.3 Once planning permission has been granted, and in many cases where planning permission is not needed, it may be necessary to notify the Council under the Building Regulations. Queries on this matter should be directed to the Building Control Section of the Planning and Policy Division.

FOR FURTHER INFORMATION OR ADVICE PLEASE CONTACT THE DEVELOPMENT CONTROL SECTION.

APPENDIX - Garden Area

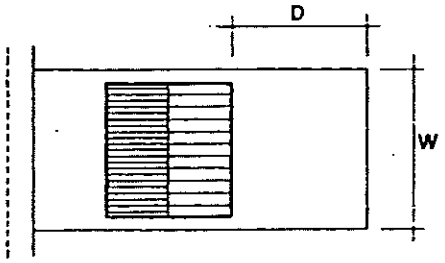
The area required for a rear garden depends on the size of dwelling that it is proposed to serve. The table below summarises the Council's requirements for dwellings.

Dwelling Type	Garden Area Required (Square Metres)
2-Bed Terraced Dwelling	50
3-Bed Terraced Dwelling	65
Small Semi-Detached & Detached Dwelling (Up to 3 Bedrooms)	85
Large Semi-Detached & Detached Dwelling (4 Bedroom or Over 120m¨)	100

It should be noted that the rear garden size for dwellings is calculated by multiplying the depth from the house to the rear boundary by the width of garden (assuming a rectangular garden). However, where a side garden is over 3m in width, and is enclosed by screen walls to ensure privacy, it can be added to the rear garden area.

Garden Area

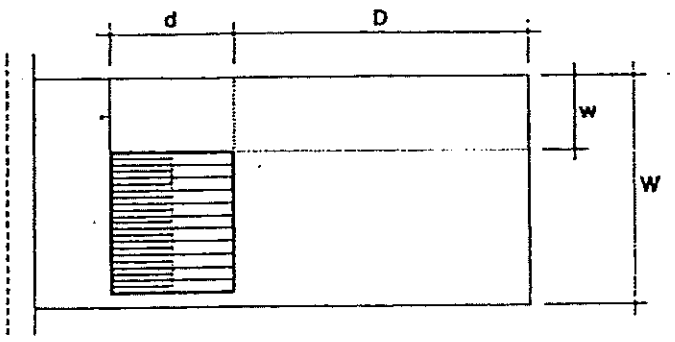
Area = D x W



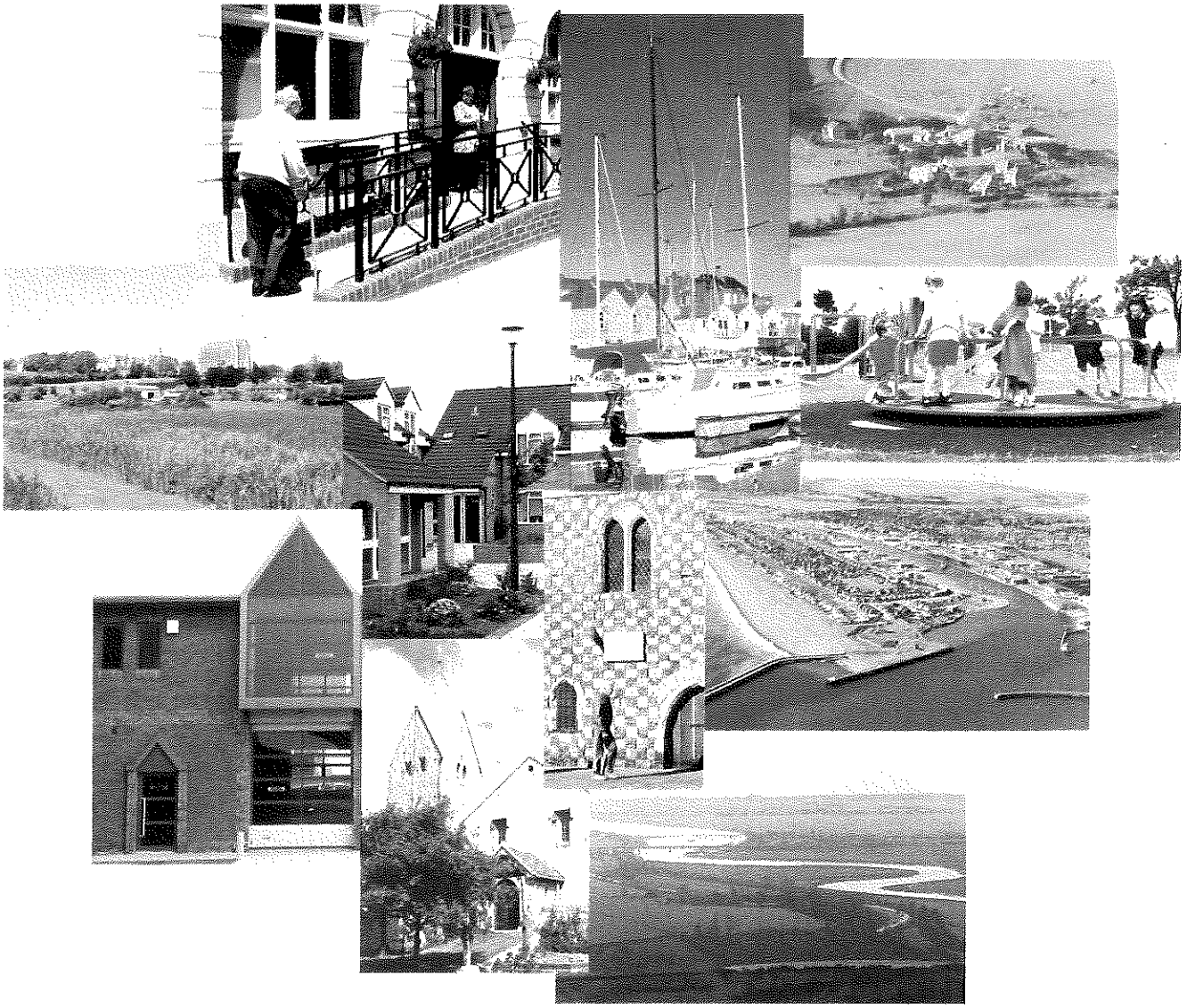
Where a side garden is over 3m wide and enclosed by screen walls it can be included in area.

Garden Area with Side Garden

Area = (D x W) + (d x w)



ADUR DISTRICT LOCAL PLAN



ADUR
DISTRICT COUNCIL

APRIL 1996

ADUR DISTRICT LOCAL PLAN 1996

This plan covers the period 1st July 1993 to the middle of 2006.

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This Local Plan has been written and prepared by the Policy and Implementation Section of the Planning Division, Development Services Department.

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25 September 2007

Our Ref:
Your Ref:

Dear Ms Emery

PLANNING AND COMPULSORY PURCHASE ACT 2004
ADUR DISTRICT LOCAL PLAN APRIL 1996 SAVED POLICIES APPLICATION

I am writing with reference to your application on behalf of Adur District Council of 29 March for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Adur District Local Plan.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27 September 2007.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12: *Local Development Frameworks* and the Department for Communities and Local Government protocol on saving policies. The Secretary of State's decisions concern some policies where there have been representations from a third party expressing views that differ from those of the local authority. Also, her decisions in respect of some policies have the effect of saving policies that an authority requested should not be extended. For clarity, where either or both of these two circumstances apply, the Secretary of State's reasons are set out in the table at the end of this letter.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan-style approach will be supported in forthcoming development plan documents (DPDs). LPAs should adopt a positive, spatial, strategy-led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

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The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the development plan status of the regional spatial strategy.

Following 27 September 2007, the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and the Housing Green Paper – *Homes for the future: more affordable, more sustainable* in relevant decisions.

Policy Ref	Reason	Extended	Not Extended

Yours sincerely

John Cheston
Senior Planning Officer

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DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND COMPULSORY PURCHASE ACT 2004

POLICIES CONTAINED IN THE ADUR DISTRICT LOCAL PLAN

ADOPTED APRIL 1996

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

John Cheston
Senior Planning Officer
Housing and Planning Directorate
Government Office for the South East

25 September 2007

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SCHEDULE

POLICIES CONTAINED IN THE ADUR DISTRICT LOCAL PLAN APRIL 1996

Policy Number	Policy Title/Purpose
AG1	Location of Development
AG3	The relationship between development and the provision of infrastructure
AP4	Development and Land Drainage
AP5	Development and Land Drainage
AP9	Minimising Pollution: Visual
AC1	Development of the Countryside Generally
AC2	The Sussex Downs Area of Outstanding Natural Beauty
AC3	The Sussex Downs Area of Outstanding Natural Beauty
AC4	The Strategic Gaps
AC6	Agriculture, Horticulture and Forestry
AC7	Agriculture, Horticulture and Forestry
AC8	Diversification of the Rural Economy
AC9	Existing Buildings in the Countryside
AC15	Horse Riding Establishments
AB1	Archaeology
AB3	Conservation areas and their enhancement
AB4	Conservation areas and their enhancement
AB5	Conservation areas and their enhancement
AB6	Conservation areas and their enhancement
AB7	Listed Buildings
AB8	Listed Buildings
AB9	Listed Buildings
AB10	Listed Buildings

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Policy Number	Policy Title/Purpose
AB11	Listed Buildings
AB13	Improving Town Centres
AB14	Improving Town Centres
AB15	Improving Town Centres
AB16	The Riverside setting of Shoreham-By-Sea
AB17	Controlling Advertisements
AB19	Controlling Advertisements
AB20	Shopfronts
AB21	Shopfronts
AB22	Safeguarding Amenity Open Space
AB23	Trees in the Urban Area
AB25	Trees in the Urban Area
AB26	Trees in the Urban Area
AB27	Landscaping
AB28	Satellite Television Dishes
AB29	Other Telecommunications Development
AB30	Crime Prevention
AB32	Per Cent for Art
AT1	The A259 Coast Road
AT2	The A283
AT3	The South Side of the Canal
AT4	The North Side of the Harbour and Shoreham Beach
AT5	Roadside Facilities for Motorists
DPAT 1	Development proposal Land at Pond Road
AT6	Development Proposal Ropetackle
AT7	Public Lorry Parking

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Policy Number	Policy Title/Purpose
AT9	Shoreham Airport
AT10	Facilities for Pedestrians, Equestrians and Cyclists
AT11	The Coastal Link
AH2	Infill and Development
DPAH3	Part of Southlands Hospital Site, Upper Shoreham Road
AH3	Housing to Meet Local Needs
AH5	Dwelling Size
AH6	Loss of Dwellings
AH7	Householder Proposals
AH9	Flat Conversions
AH10	Residential Care and Nursing Homes
AH11	Residential Mobile Homes
AE2	Redevelopment Opportunities
DPAE 2	Land at Dolphin Road, Shoreham
AE4	Mixed Developments
AE5	Office Development
DPAE 4	Land at Ropetackle, Shoreham
AE6	Town centres
AE7	Shoreham Harbour
AE8	Shoreham Harbour
AE9	Shoreham Harbour
DPAE 6	Land on the South Side of the Canal
DPAE 7	Land on the North Side of the Canal
DPAE 8	Land on the North Side of the Canal
AE10	Shoreham Airport
AE11	Shoreham Airport

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Policy Number	Policy Title/Purpose
AE12	Shoreham Airport
AE13	Shoreham Airport
AE14	Shoreham Airport
DPAE 9	Land at Shoreham Airport
DPAE 11	Heritage Aviation Museum
AE15	New Development Outside Established Business/Industrial Areas
AE16	Existing Businesses in Residential Areas
AE17	Existing Businesses in Residential Areas
AE18	Business and Industry Outside the Built up Area
AS1	Protection of the District's Shopping Centres
DPAS 1	Land at Ropetackle, Shoreham-By-Sea
AS2	Retail development outside town centres
AS3	Retail development outside town centres
AS4	Retail development outside town centres
AS5	Retail development outside town centres
ACS1	Education
ACS2	Lancing College
ACS3	Lancing College
ACS4	Health Services
ACS5	Community Centres, Worship, Police, Fire Service
DPAN1	Land to South of Sompting Village
AR1	Public Open Space, Recreation areas not owned by ADC, Allotments, New areas of public open space and Children's play areas
AR2	Public Open Space, Recreation areas not owned by ADC, Allotments, New areas of public open space and Children's play areas
AR3	Public Open Space, Recreation areas not owned by ADC, Allotments, New areas of public open space and Children's play areas
AR4	Public Open Space, Recreation areas not owned by ADC, Allotments, New areas of public open space and Children's play areas

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Policy Number	Policy Title/Purpose
AR5	Public Open Space, Recreation areas not owned by ADC, Allotments, New areas of public open space and Children's play areas
AR6	Public Open Space, Recreation areas not owned by ADC, Allotments, New areas of public open space and Children's play areas
DPAR 1	Land adjacent to Sompting Cemetery
AR7	Development of Leisure & Sporting facilities
AR8	Recreation in the Countryside
AR9	Recreation in the Countryside
DPAR 4	Shoreham Cement Works
DPAR5	Land east of Lancing bounded by A27 Trunk Road and Shoreham Airport
AR11	Coastal Recreation
AR12	Coastal Recreation
AR13	Shoreham Harbour
AR14	Shoreham Harbour
AR15	Shoreham Harbour
AR16	Shoreham Harbour
AR17	Shoreham Harbour
AR20	Tourism

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PART 3

THE AIM OF THE LOCAL PLAN AND ITS STRATEGY

3.1 People are becoming increasingly aware of the effects of man's activities upon the environment both in the global and in the local context. The Structure Plan accords the highest priority to protecting and improving the county's urban and rural environment, and the District Planning Authority supports the Structure Plan's general strategy policies (Policies G1-G9).

AIM OF THE LOCAL PLAN

3.2 The first and paramount object of the District Planning Authority will be to ensure that development does not detract from the attractiveness of the Adur District and that action is initiated, as far as resources allow, to improve the local environment in all its many aspects. Therefore the overall aim of the Local Plan is:-

TO CONSERVE AND IMPROVE THE DISTRICT'S NATURAL AND BUILT ENVIRONMENT, WHILST MAKING PROVISION FOR THE NEEDS OF THOSE WHO LIVE AND WORK IN THE DISTRICT, IMPROVING THEIR QUALITY OF LIFE AND PROVIDING A SOUND FRAMEWORK FOR DECISION MAKERS TO MAKE ENVIRONMENTALLY SUSTAINABLE INVESTMENT DECISIONS. IN ALL ITS DECISIONS AS LOCAL PLANNING AUTHORITY, AND INSOFAR AS PLANNING LEGISLATION ALLOWS, IMPORTANCE WILL BE ATTACHED TO THE NEED TO PROTECT RESOURCES, MINIMISE POLLUTION AND ENERGY CONSUMPTION.

STRATEGY OF THE LOCAL PLAN

3.3 In order to meet this aim, the approach adopted in the Local Plan is:-

To strictly control development in the countryside including the essentially undeveloped areas between Lancing/Sompting and Worthing, and between Lancing and Shoreham-by-Sea.

To enable development in defined built-up areas consistent with meeting the needs of residents and businesses, the requirements of the Structure Plan, and environmental protection and improvement.

To encourage access throughout the District for all residents, including those with access difficulties.

To permit development only if the infrastructure to service it is, or will be, available at the appropriate time.

LOCATION OF DEVELOPMENT

3.4 In common with West Sussex as a whole, the District has experienced rapid development since the 1950's. Nevertheless, the District Planning Authority has been able to prevent encroachment onto the South Downs and to retain two open rural gaps between communities. The preservation of

these open gaps has been pursued in order to retain the identities of the communities they separate and to protect the best and most versatile agricultural land. They are included in Structure Plan policy and it is the purpose of the Local Plan to define them.

3.5 The two open gaps (which are now two of the narrowest such gaps in West Sussex) and that part of the South Downs in the District at present account for about two thirds of the Local Plan area. The combination of a seaside location with downland to the north plus small-scale urban areas broken by two open areas of countryside comprise the key elements of an environment unique to the Adur District.



3.6 In order to achieve the aim set out above, the District Planning Authority considers it imperative to continue to protect both the open gaps between its communities and the Downs from encroachment by development. To this end, a boundary defines the main built-up area of the District in this Local Plan. The boundary does not, however, include the village of Sompting nor the hamlet of Coombes as both are regarded by the District Planning Authority as being within essentially rural areas. The shingle coastal beaches form the sea defences. Many are a valuable recreation resource, and some have value for nature conservation. They should essentially remain undeveloped in order to protect their function and value.

3.7 The defined built-up area boundary distinguishes the urban areas, where development will normally be permitted, from the countryside and coastal beaches where only development specified elsewhere in this Local Plan as being appropriate to the countryside and beaches will normally be permitted. There will, thus, be a general presumption in favour of development proposals within the defined built-up area and a general presumption against development proposals elsewhere. Therefore in the Local Plan area:-

POLICY AG1

The built-up area boundary is shown upon the Proposals Map which distinguishes between the countryside and coastal beaches in the District and the principal existing or potential built-up area.

Within the boundary, development will normally be permitted, subject to other policies in this Local Plan and to it not detracting from the existing local urban environment.

Outside the boundary, development will only be permitted in

exceptional circumstances and subject to policies elsewhere in this Local Plan. There will be an even stronger presumption against development in certain particularly sensitive areas of countryside as specified in Policies AC2, AC3 and AC4.

ACCESS AND FACILITIES FOR PEOPLE WITH PARTICULAR NEEDS

3.8 The development of land and buildings provides an opportunity to secure a more accessible environment not only for people with disabilities but also for elderly people and parents with young children in pushchairs.



3.9 National planning guidance gives advice on access issues and the District Planning Authority will encourage developers, by the inclusion of appropriate policies in the Local Plan, to consider access requirements at an early stage in the development process.*(1)* In general, it will seek to ensure that consideration is given to the provision of adequate access for people with disabilities in the preparation of site layouts and in the relationship between buildings and their car parking areas and other public access points. Therefore, in the Local Plan area :-

POLICY AG2

The District Planning Authority will encourage access for people with all forms of disability, elderly people and those with children in pushchairs and will seek to ensure that provision is made for the needs of these people in all developments.

THE RELATIONSHIP BETWEEN DEVELOPMENT AND THE PROVISION OF INFRASTRUCTURE

3.10 In the past, major development has often taken place faster than the provision of the infrastructure which its occupiers need. Sometimes this leads to congestion on the roads, the overloading of drainage systems, inadequate health and education facilities, and inadequate public open space. The District Planning Authority will now endeavour to ensure that the infrastructure needed by development is provided by the developer as it takes place, so that the situation does not worsen and existing difficulties are remedied. Therefore, developers will be requested to provide either directly, or through financial payment to the relevant authority, appropriate works when proposing major development in the District.

(1) PPG1, Paragraph 36

POLICY AG3

Major development will not normally be permitted unless the infrastructure directly required to service it can be made available at the appropriate time. Where it cannot, but is planned, permission may be granted in anticipation of this. In such circumstances, the District Planning Authority may attach a condition requiring the infrastructure to be in position before use of the development commences or may require a large development to be phased in step with infrastructure provision.

APPRAISAL OF POLICIES AND DEVELOPMENT PROPOSALS

3.11 National planning guidance advises local planning authorities to undertake environmental appraisals of policies and development proposals in Local Plans.[1] All policies and proposals in this Local Plan have been generally formulated and appraised in relation to the following, where relevant to land use planning:-

(a) Global Issues - such as the effects of "global warming", and the effects of rising sea levels.

(b) Natural resources - the need to safeguard finite resources, air and water quality.

(c) Local Environmental Quality - effect on the local landscape and built environment.

(d) Social and economic factors at District and local level - such as effect on resident's quality of life and contribution to the prosperity of the District.

3.12 Each policy and proposal has been derived, where relevant from an evaluation of options. The text of the Local Plan includes justification for each policy/proposal and reference to the above factors where appropriate.

3.13 The following Parts of the Local Plan provide detailed policies and development proposals on a topic basis.

(1) PPG12, Paragraph 6.24 and 6.25

PART 9

HOUSING

INTRODUCTION

9.1 Traditionally Adur District has been regarded as an attractive location in which to live, including for those retiring to the coast. This has resulted in a high demand for housing and led to a period of rapid housebuilding in the l950's, 60's and 70's. Environmental protection policies have been implemented in more recent years which have slowed down housebuilding. The District Planning Authority must now consider how best to meet both existing and anticipated local housebuilding needs, and ensure a supply of housebuilding land over the Local Plan period.

9.2 A high proportion of the District's housing stock is owner-occupied. The 1991 Census of Population showed that almost 80% of all households lived in their own accommodation (compared with 76% for West Sussex). As most of the existing stock is comparatively modern, it is in relatively good condition and only a very small proportion lack basic amenities. The housing stock amounts to almost 25,300 dwellings.



9.3 The overall amount of new housebuilding in the District over the Local Plan period is determined by the West Sussex Structure Plan 1993. The strategy of the Plan aims to reduce housebuilding rates in West Sussex considerably, compared with recent decades. Policy G2 of the Structure Plan provides the context. New housebuilding should be sufficient to be consistent with regional guidance, of a sufficient scale to meet future housing demand generated by the present population and accommodate net in-migration at a comparable level to average experience over the last decade.*(1)*

AIM AND OBJECTIVES

9.4 The following aim and objectives provide the framework for the policies and development proposals in relation to housing.

Aim

TO MEET THE NEEDS OF THE DISTRICT'S RESIDENTS FOR HOUSING WHILST RECOGNISING THE NEED TO PROTECT THE COUNTRYSIDE AND URBAN ENVIRONMENT.

Objectives

(a) To meet the requirements of the Structure Plan for new housing.

(1) PPG9

(b) To encourage the provision of housing for those unable to afford accommodation on the open market.

(c) To meet housing needs on sites within the built-up area.

(d) To resist the loss of viable residential accommodation.

(e) To recognise the needs of householders to extend their property.

(f) To recognise the need for elderly persons homes, nursing and convalescent homes and others (eg hostels).

WEST SUSSEX STRUCTURE PLAN REQUIREMENTS

9.5 Policy H1 of the Structure Plan requires a total of 1700 new dwellings to be provided in the District between l989 and 2006 with the objective of maintaining a supply of land throughout the Plan period. This is divided into three phases: 900 dwellings between l989 and l996; 400 dwellings between l996 and 2001; and 400 dwellings between 2001 and 2006. This is a gross figure and does not take into account dwellings lost through conversion or redevelopment of existing residential properties, or demolitions.

9.6 The provision of land for residential development comprises existing commitments, specific allocations of land for new housing and an allowance for the completion of dwellings on sites likely to come forward on land not previously identified for housebuilding during the Local Plan period.

9.7 Between mid 1989 and mid 1993, there were 509 housing completions in the District. This leaves a balance of 391 dwellings to be provided for the period up to 1996, and an overall total of 1191 new dwellings by 2006.

9.8 The following policy sets out the District Planning Authority's intentions for meeting the remaining Structure Plan housing requirement of 1191 new dwellings, all of which is wholly within the defined built-up area.

POLICY AH1

The following provision is intended to meet the remaining West Sussex Structure Plan housing requirement for the Adur District in the period 1st July 1993 to mid 2006:-

(a) Development of up to 500 new dwellings on sites currently identified in the West Sussex Residential Land Availability Survey on which planning permission had been granted at 1st July 1993.

(b) Development of 670 new dwellings on sites of up to 1.0 hectare currently unidentified (including infilling, redevelopment, conversions and changes of use).

(c) Development of up to 294 dwellings on sites identified in this Local Plan on which planning permission had not been granted at 1st July 1993 (Development Proposals DP.AH1 to DP.AH3 identified on the Proposals Map).

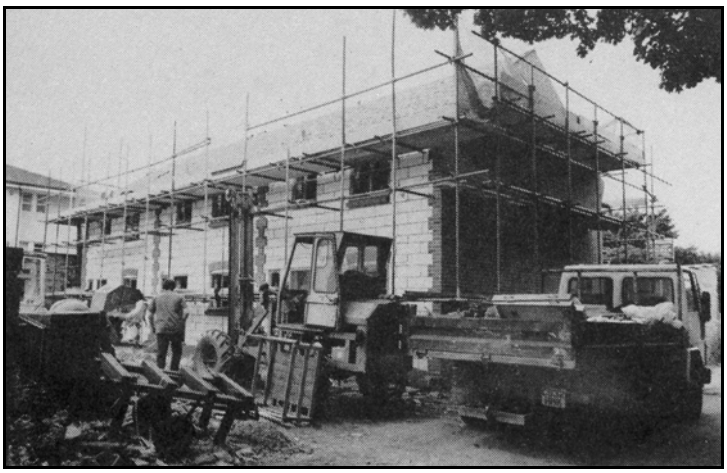
Permission may be refused for further development if it can be demonstrated that the provision required in that phase will become available in that phase.

9.9 Policy AH1 provides an estimated 1464 dwellings which, therefore, exceeds Structure Plan requirements (by 273 dwellings). However, the rate of housebuilding will be monitored throughout the Local Plan period to assess the rate at which development is occurring. In practice, it is very difficult to control the rate at which development comes forward, particularly on unidentified sites. If monitoring reveals that sites are coming forward too quickly, the District Planning Authority may not necessarily renew unimplemented planning permissions. Paragraphs 9.15 to 9.18 consider the phasing issues in more detail.

INFILL AND REDEVELOPMENT

9.10 Policy AH1(b) refers to the development of "unidentified sites". National planning guidance sets out the basis on which the allowance for completions of dwellings on unidentified sites is to be calculated.*(1)* Based on historic information over a nine year period, it is estimated that about 800 new dwellings will be constructed on currently unidentified sites of up to 1 hectare during the Local Plan period. This figure is likely to be an underestimate as it does not include dwellings granted permission on appeal or unidentified sites of over 1 hectare that have come forward. The information used and method of calculation is taken from annual monitoring undertaken by West Sussex County Council.*(2)*

9.11 Most unidentified sites came forward as a result of infilling, redevelopment, conversion or change of use. There will continue to be such opportunities during the Local Plan period and such development will generally be encouraged providing the land is not subject to any other proposal or reserved for any other purpose in this Local Plan. However, in view of the need to balance the protection of the residential environment of the District against the general demand for new housing, it should not be assumed that new residential development will necessarily be permitted on all infill sites in the built-up area.



9.12 Whilst it is recognised that the redevelopment of sites in the built-up area with flats helps to satisfy the increasing need for small dwelling units, any proposal should respect the existing character and appearance of the area. All proposals for residential units will be expected to comply with the standards set out in the Council's adopted Development Control Standard No. 2 "Space Around New Dwellings and Flats". Particular attention will be paid to the need to ensure the retention of adequate privacy and daylight for both the existing and proposed new dwellings.

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(1) PPG3, Annex B, Paragraph 10 - 11

(2) Housing and Land Supply in West Sussex, Strategic Monitoring, October 1994

POLICY AH2

New residential development by way of infilling or redevelopment will be acceptable in the built-up area, providing the site is not allocated for any other purpose in this Local Plan. Any proposal will be expected to be designed so that:-

(a) its appearance, character and scale create a pleasant place in which to live and is in keeping with and enhances the existing local environment with particular attention being paid to the architectural form, height, materials, density and layout of both buildings and associated structures and hard surfaced areas;

(b) it respects the existing natural features of the site, including land form and trees;

(c) it does not have an unneighbourly effect on existing dwellings by reason of unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;

(d) it incorporates adequate standards of residential amenity for the new dwelling(s) in terms of open amenity space, daylight/sunlight, outlook, and privacy;

(e) access arrangements to the public highway and on-site parking arrangements are acceptable under Policy AT12, and

(f) it accords with the standards adopted by the District Planning Authority.

LOCATION OF NEW HOUSING

9.13 Policy AH1(c) refers to new sites to be developed for housing to provide an estimated 360 new dwellings. These sites, all of which are within the built-up area, are identified in the following development proposals:-

DEVELOPMENT PROPOSALS

The District Planning Authority will grant planning permission for the residential development of the following sites, subject to compliance with all other relevant policies and design standards in this Local Plan:-

		HA	APPROX. UNITS
DP.AH1	**RAILWAY SIDINGS ALLOTMENTS, FISHERSGATE**	**1.25**	**40**
DP.AH2	**PART OF FORMER KINGS MANOR LOWER SCHOOL SITE, MIDDLE ROAD, SHOREHAM-BY-SEA**	**2.67**	**100**

		HA	APPROX. UNITS
DP.AH3	**PART OF SOUTHLANDS HOSPITAL SITE, UPPER SHOREHAM ROAD, SHOREHAM-BY-SEA**	**4.0**	**150**

9.14 Appendix 6(iii) provides additional information on each site, including the anticipated phasing of development.

MAINTAINING A SUPPLY OF LAND FOR NEW HOUSING

Phasing

9.15 National planning guidance makes provision for phasing policies to be included in areas which are under pressure for development.[1] The Secretary of State for the Environment has accepted that such phasing policies are necessary in West Sussex due to the continued pressure for housing development, combined with the environmental constraints of the area, and to allow the Structure Plan objective of maintaining a supply of housebuilding land throughout the Plan period to be met.

9.16 As stated in paragraph 9.5, the overall amount of new housebuilding in Adur District is divided into three phases. When the Structure Plan was originally drafted, it was anticipated that there would be continued strong pressure to develop during the first phase to l996, thus creating additional demand for early development of land in a later phase. This would result in pressure for additions to the total allocation of land for housebuilding.

9.17 The economic recession which commenced in 1990 has affected the housing market. Within the Adur District it is estimated that there will now be only a small excess of provision over requirement during the first phase. To reflect these changes in housing market demand, the Secretary of State for the Environment has indicated how phasing should work in circumstances of: a) slack demand and, b) renewed pressure. Where land has been identified for development within a phase, but does not get developed due to lack of demand, the land can be carried forward for development in a subsequent phase. If however there are more completions during a phase than the requirement stipulates, this is not sufficient reason to defer the development of sites already allocated for that phase except by way of a formal review of the Plan.

9.18 Market demand for housebuilding is unlikely to change significantly before l996. Therefore the division between the first and second phases may be considered to be removed, development will, therefore, be considered in two phases; before and after 2001.

Five Year Land Supply

9.19 National planning guidance also requires local plans to ensure the availability of a five year supply of housing land. There is a small shortfall in supply of available land for housebuilding in the Adur District over the

(1) PPG12, Paragraph 5.38 - 5.42

five year period 1993-1998. However, this mainly reflects a lack of demand rather than a shortage of land for housebuilding. The detailed method of compiling these figures is given in Appendix 6(i).

HOUSING TO MEET LOCAL NEEDS

9.20 The housing provision in Policy AH1 includes:-

(a) "low cost" housing for households that can afford to purchase or rent without subsidy, but only at the lower end of the housing market, and

(b) "social housing", which in this context means housing that is accessible to those households on low income only when supported with some form of subsidy.

9.21 National planning guidance indicates that a community's need for low cost housing is a material planning consideration and that a local planning authority may give an overall target for the provision of such housing generally throughout the Local Plan area, and on specific sites based on evidence of need and site suitability.*(1)*

9.22 It is the aim of Policy H5 of the Structure Plan to ensure that provision is made for both low cost and social housing, by requiring that new developments should normally include an appropriate proportion of both categories. The general aim should be for substantial schemes to include a proportion of both categories, together of the order of 30% of the total dwellings, and on all but the smallest sites there should be a contribution where possible, depending on the housing needs of the local area.

9.23 It is the intention of the District Planning Authority to reflect the general objective of the Structure Plan by seeking to negotiate the provision of low cost and/or social housing on a number of allocated sites. As there is a scarcity of large sites for residential development within the District combined with the clear evidence of housing need outlined in paragraph 9.24, the District Planning Authority will seek to negotiate an element of social and/or low cost housing on all other sites coming forward during the local plan period. Such negotiations will be subject to considerations such as the character of the area, site and market conditions, the housing needs of the area at the time an application is made and other important constraints including the quality of agricultural land. The District Planning Authority does however recognise that there will be circumstances in which any such provision will be inappropriate on individual sites, e.g. provision for special needs housing. Large sites of more than 1.0ha (or sites of less than 1.0ha if located in particularly sensitive areas) will be the subject of guidance to be prepared by the District Planning Authority.

Assessment of Need in Adur District

9.24 The Council has undertaken detailed research into its long term need for housing to meet local needs. The base date of this research is March 1994. In the context of this research the term "social housing" is defined as "housing which is subject to some form of public subsidy either in construction or acquisition which makes it affordable and accessible to those in need who are unable to compete in the market place". The express

(1) PPG3, Paragraph 38 - 49

aim of this research was to define the amount of social housing required to resolve need in terms of affordability, tenure, type, amount, etc. over the Local Plan period to 2006. A summary of the study is included as Appendix 6(ii). The study concludes:-

(a) There is a priority to provide an estimated 197 dwellings for families before 1998 in order to reduce the waiting list within a reasonable time, as well as a smaller number of single person units to deal with people with special needs.

(b) The provision of an estimated 415 dwellings (197 family units and 218 one bed units) before 1998 would permanently rehouse all those on the existing active waiting list in all degrees of need, and families in temporary accommodation. Future similar housing needs, as currently defined in the Council's terms, could be met by re-lets.

(c) The provision of an estimated 103 new dwellings over the Local Plan period would, together with relets, mean that anticipated housing needs would largely be met. However, this implies that many of those in need of housing would have to wait for longer periods that is felt to be acceptable.

Meeting The Need

9.25 The development, before 1998, of a site owned by Adur District Council, the subject of Development Proposal DP.AH1 entirely for social housing purposes will provide 40 new family dwellings.

9.26 Negotiations will take place with the owners/developers of the sites which are the subject of Development Proposals DP.AH2 and DP.AH3 to secure a proportion of social housing, and developers will be expected to enter into legal agreements to this effect.

9.27 In considering applications for residential development, where there is clear evidence of local need and subject to site suitability, the District Planning Authority will, in appropriate cases, seek to negotiate an element of housing designed to be accessible to people with disabilities, including the provision of wheelchair access.

9.28 The following policy, which applies to the Local Plan area, provides the context for social housing provision:-

POLICY AH3

The provision for residential development made in Policy AH1 includes the provision of social housing, which in this context refers to any housing accessible to people not able to compete in the housing market, and of low cost housing to meet market demand.

The District Planning Authority will seek to negotiate the provision of an appropriate proportion of social and low cost housing on the sites specified in Development Proposals DP.AH1 to DP.AH3.

The District Planning Authority will seek to negotiate the provision of a proportion of social and/or low cost housing on all other sites coming forward during the Local Plan period, subject to site and market conditions, the type of development proposed, the character of the area

and other important constraints, and any review of local need as may be undertaken by Adur District Council.

In all cases, planning permission will normally be subject to a legal agreement to this effect.

Social Housing Outside the Built-up Area

9.29 The District Planning Authority may allow some limited release of land outside of the defined built-up area, in line with national planning guidance and Structure Plan Policy H6, in order to increase the provision of social housing within the District.[1] However, this will only be considered if, in the opinion of the District Planning Authority, there is at the time of a planning application being submitted, a proven need to meet the demands of local people who are unable to compete in the existing housing market. As development would not normally be permitted on such sites, any proposal must be in minimal conflict with all other policies in this Local Plan and the District Planning Authority must be satisfied that the housing provided will be retained for local people and remain within the social housing sector in perpetuity. Any planning permission granted will be subject to developers being willing to enter into a legal agreement to control future occupancy. Such "exceptions" sites for social housing development should be well related to the existing defined built-up area and of a standard of design and materials such as to be in keeping with adjoining development. Therefore during the Local Plan period:-

POLICY AH4

The District Planning Authority may permit the development of limited amounts of land outside of, but adjoining, the defined built-up area for social housing purposes only, to meet a proven local need. Local need is defined as those people wishing to reside within the Adur District who can meet the following criteria:-

(a) i) are resident within the Adur District, or

ii) have been resident in the Adur District for 3 years in the previous 10 years; and/or

(b) have been employed permanently within the Adur District for at least 3 years.

The District Planning Authority must be satisfied that the housing provided will be in minimal conflict with all other policies in this Local Plan. Prior to the grant of any planning permission, developers will be expected to enter into a legal agreement to ensure the retention in perpetuity of the development within the social housing sector for local people unable to compete in the existing housing market.

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(1) PPG3, Paragraph 44 and Annex A

DWELLING SIZE

9.30 In common with the rest of West Sussex, for many years the District has experienced a reduction in the size of households and a trend towards the creation of single person households. Therefore, there is an increasing need for additional small dwelling units to accommodate an increasing number of households even though overall population levels are not projected to increase significantly. During the Local Plan period it will be important that a proportion of all new residential development consists of smaller types of accommodation to cater for this need. Therefore:-

POLICY AH5

There will be a presumption in favour of the supply of dwelling units suitable for small households (such as single persons, small families and the elderly). However, the District Planning Authority, in implementing this policy, will have regard to the desirability of a mix of dwelling types both within the development the locality subject to the need to accord with the criteria contained in Policy AH2.

LOSS OF DWELLINGS

9.31 It is also considered important to safeguard the District's existing residential accommodation, including flats and maisonettes above parades of shops, from reduction by loss to unnecessary non-residential development either by way of redevelopment or by change of use. In particular, the loss of any dwellings that are suitable or could be made suitable by conversion for occupation by small households or households not easily able to compete in the existing housing market will be strongly resisted. Therefore:-

POLICY AH6

Within the built-up area planning permission will not be granted for development (including changes of use) that would lead to the loss of existing dwellings and other types of residential accommodation, especially those which are suitable for small households and households not easily able to compete in the existing housing market.

HOUSEHOLDER PROPOSALS

9.32 Improvements to dwellings by way of appropriate extensions and alterations will generally be permitted within the built-up area. Where planning permission is required, extensions and alterations will be expected to have regard to design and materials which should respect the character of both the original dwelling and the area generally, the effect upon neighbouring dwellings and car parking requirements.

9.33 A detailed Development Control Standard No. 3 "Extensions and Alterations to Dwellings" has been adopted by the Council and all proposals will be expected to comply with its criteria. Therefore, within the Local Plan area:-

POLICY AH7

Extensions and alterations to existing houses and bungalows will be expected to be designed so that:-

(a) proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings;

(b) design and materials are sympathetic to both the original dwelling and the area in general;

(c) the proportion of the garden area taken by the proposal would not be excessive having regard to the character of the area;

(d) access and car parking provision is acceptable under Policy AT12, and

(e) it accords with the standards adopted by the District Planning Authority.

9.34 Where improvements are proposed to Listed Buildings and to buildings within a Conservation Area, even higher standards of design and materials will be required and any proposal will also be expected to comply with Policy AB4.

ACCOMMODATION FOR DEPENDANT RELATIVES

9.35 Proposals are frequently received by the District Planning Authority for annexes intended for occupation by a close relative or dependant of the occupiers of the main dwelling. Such proposals will be expected to comply with the criteria for other extensions in Policy AH7, and, in addition, should be designed to form an integral part of, and be capable of being readily incorporated into, the main dwelling once it ceases to be occupied by the dependant. The purpose of this is that such extensions are often unsuitable for permanent occupation as a separate unit of accommodation in that they lack their own curtilage and have inadequate car parking. Therefore, in the Local Plan area:-

POLICY AH8

Extensions to existing dwellings for separate occupation by dependants of the occupiers of main dwellings will be permitted providing that:-

(a) the proposed extension complies with Policy AH7, and

(b) the extension is designed as an integral part of the existing dwelling and will be capable of being converted to become part of the main dwelling once occupation by the dependant has ceased.

9.36 Detached annexes will not be permitted unless the proposal fully complies with Policy AH2.

FLAT CONVERSIONS

9.37 Older and larger units of the existing housing stock may be suitable for conversion into a number of smaller units. The District Planning Authority recognises that such conversions provide a useful addition to the housing stock of smaller dwellings for sale or for rent. However, the District Planning Authority wishes to retain an adequate stock of purpose-built small family houses and, therefore, in considering whether a property is suitable for conversion to flats, will be mindful of the size and type of dwelling as well as the effect on the character of the area.

9.38 Any conversion will be required to have sufficient external amenity space and parking provision and must not adversely affect adjacent properties. Difficulties do arise where semi-detached and terraced dwellings are proposed for conversion. This often introduces living areas at first-floor level adjacent to bedroom accommodation of adjoining properties. For this reason, the District Planning Authority does not favour the conversion of semi-detached or terraced houses.

9.39 The Council has adopted Development Control Standard No. 4 "Flat Conversions" which sets down minimum standards for flat conversions. Any proposal will be expected to comply with its criteria or with any new standards that may be adopted during the Local Plan period. Therefore, in the Local Plan area:-

POLICY AH9

The conversion of dwellinghouses into smaller self-contained units will be permitted providing that:-

(a) access and car parking provision is acceptable under Policy AT12 and can be made within the curtilage of the original dwelling without detriment to the character of the area;

(b) the proposal would not have an unacceptable adverse effect on neighbouring properties in terms of overlooking or noise transmission through party walls, and
(c) the type of property concerned and the standard of accommodation to be provided accord to the standards adopted by the District Planning Authority.

The conversion of small family houses will not be permitted.

RESIDENTIAL CARE AND NURSING HOMES

9.40 During the 1980s, the District Planning Authority received many proposals to convert existing dwellings into rest or nursing homes, although proposals have recently diminished owing to Government policy which includes encouraging care for the elderly in their own homes.*(1)*

9.41 The District Planning Authority is mindful of the need to retain small family dwelling houses and therefore will only consider changes of use of large detached dwellings in their own grounds. Sufficient external amenity

(1) National Health Service and Community Care Act 1990

space within the curtilage is considered essential to allow the residents to sit outside and the District Planning Authority will expect a minimum of 10 square metres per resident of amenity space to be provided at the rear of the building.

9.42 In addition any such proposal must be capable of satisfying access and car parking standards. Where extensions to such buildings are proposed they will normally be acceptable providing they are in keeping with the original building and area generally.

9.43 Residential homes providing personal care fall within the same Use Class (C2) "Residential Institutions" as residential schools, colleges or training centres.[1] Those providing no significant element of care would fall into Use Class C1 "Hotels and Hostels". Therefore, where a subsequent change to a use within this class would be likely to have a detrimental effect on local amenities, this will be prevented by the use of conditions. Therefore, in the Local Plan area:-

POLICY AH10

The District Planning Authority will only permit changes of use or conversions of dwellinghouses to residential care, nursing and other types of home (e.g. mentally disabled persons) providing that:-

(a) the building is located within the built-up area with good access to community and public transport facilities;

(b) the building is large and detached and has an extensive curtilage with adequate amenity space in the order of 10 square metres per resident and sufficient separation from neighbouring dwellings; and

(c) access and car parking provision is acceptable under Policy AT12.

Extensions to existing residential care or nursing homes will only be permitted where they comply fully with Policy AH7.

9.44 Where extensions to rest or nursing homes are proposed they will normally be acceptable provided they are in keeping with the original building and area generally.

RESIDENTIAL MOBILE HOMES

9.45 The Broadway and the Willowbrook Mobile Home Parks in Lancing are currently in residential use. The District Council itself has also established on part of the Golden Sands Holiday Caravan Park in Lancing, (on the basis of a temporary planning permission) a residential mobile home area specifically to help meet the needs of statutorily homeless persons in the District.

9.46 The District Planning Authority accepts that, in any areas of high property values, residential mobile homes offer an alternative housing option that is sometimes less expensive than housing of normal construction. However, the land use principle is considered to be virtually

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(1) Town and Country Planning (Use Classes) Order 1987

the same in either case and therefore it follows that any new residential mobile home park in the District could only be considered if proposed on land that is also acceptable for permanent housing purposes. In the context of the general strategy of this Local Plan, in practice this means no new residential mobile home parks will be acceptable outside the built-up area. However, the District Planning Authority may allow some limited release of land outside of the defined built-up area in order to increase the provision of social housing to meet a proven local need as explained in paragraph 9.29 and Policy AH4. The implications of development in areas at risk from flooding have been considered in paragraph 4.14. Therefore, within the built-up area as shown on the Proposals Map:-



POLICY AH11

The use of land for the stationing of mobile homes for residential occupation will only be permitted providing:-

(a) the land is acceptable for permanent residential development, and

(b) on-site parking arrangements and access to the public highway are acceptable under Policy AT12.

GYPSY CARAVANS

9.47 West Sussex County Council is a designated county under the Caravan Sites Act 1968 and sufficient accommodation in the form of caravan sites in West Sussex has been provided. A site of 12 pitches has been established at the Withy Patch on the A27 in Lancing and is managed by the Adur District Council on behalf of the West Sussex County Council. It is considered that this site adequately meets the needs of Gypsies in the District and no further provision is necessary. Therefore, in the Local Plan area:-

POLICY AH12

The District Planning Authority considers that sufficient provision exists within the Adur District for the reasonable needs of gypsy caravans and the provision of any further sites will not, therefore, be permitted.

HOUSEBOATS

9.48 A large number of houseboats are located within the western arm of Shoreham Harbour on long-established moorings. The District Planning Authority recognises that whilst the condition and construction of some of

the houseboats is poor, they fulfil a useful housing purpose and provide a unique type of accommodation. New houseboat moorings require planning permission as does the construction of significant new superstructures on houseboats and significant structures on the riverbank. The District Planning Authority is unable to identify any areas appropriate for new houseboat moorings. It is however, satisfied that the impact on the environment of any proposal received for new houseboats or the replacement of existing houseboats can be properly judged against policies contained elsewhere in the Local Plan.

HOUSING IN AREAS SEVERELY AFFECTED BY EXCESSIVE NOISE

9.49 Areas adjoining main roads, the railway line or Shoreham Airport are affected by noise. Part 4 of this Local Plan provides policies for residential development in such areas.

ASSESSMENT OF SAVED POLICIES OF THE ADUR LOCAL PLAN 1996 AGAINST THE NATIONAL PLANNING POLICY FRAMEWORK

This assessment is designed to give guidance as to how the saved policies of the Adur Local Plan 1996 will be utilised in determining planning applications, following publication of the National Planning Policy Framework (NPPF) in March 2012 (which in effect deleted the majority of existing national planning policy and guidance).

The NPPF states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise[1].

The Planning and Compulsory Purchase Act 2004 introduced the Local Development Framework system to replace Local Plans. Government approval was sought to retain certain policies ('saved' policies) for use in determining planning applications, until replaced by the emerging LDF.

The NPPF states that 'due weight should be given to relevant policies in existing plans according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the framework, the greater the weight that may be given)'[2].

The following is an assessment of the saved policies of the Adur Local Plan 1996 against the NPPF, to assess their degree of consistency with the NPPF. The saved policies have been categorised, using a 'traffic light' approach as follows:

[1] Paragraph 2 of the National Planning Policy Framework CLG 2012.

[2] Paragraph 215 of the National Planning Policy Framework CLG 2012.

Green	Fully consistent - replicates the NPPF, or adds to it (while remaining consistent with the principles of the document) or provides a lesser degree of detail (but does not contradict the NPPF). These saved policies should be used alongside the NPPF.
Amber	Partly consistent - these policies should be applied by judging the weight that can be applied to them alongside the NPPF, taking account of the circumstances of the individual application.
Red	Not consistent. These policies should no longer be applied.

However given that the saved policies were developed and adopted as part of the Adur Local Plan 1996, many planning issues have become more detailed and complex in the intervening period – for example, retail. As a result, many of the saved policies, while in principle are in keeping with the NPPF, may lack specific references to policy tools (such as sequential tests, impact assessments, etc).

It should also be borne in mind that the saved policies do not cover all issues required by the NPPF. Where there are any gaps where the NPPF requires an issue to be addressed through local policy, but there is no appropriate saved policy, this will be addressed through the emerging LDF.

For example, the emerging Local Plan is seeking to address Adur's objectively-assessed need for housing and the accommodation needs of Gypsies, Travellers and Travelling Showpeople. The constituent documents of the LDF will eventually replace all saved policies.

For more information on the Adur Local Development Scheme (which sets out the programme for the production of the Development Plan Documents, Supplementary Planning Documents, Community Infrastructure Levy Charging Schedule and other guidance) please see the Adur Planning Policy page of the Councils' website.

Saved Policy Number/ Name (Adur Local Plan 1996)	Consistency with NPPF	Red/ Amber/Green
AG1 Location of Development	Yes.	Green
AG 3 relationship between development and provision of infrastructure.	Consistent although saved policy makes no reference to need for strategic or nationally significant infrastructure.	Green
AP4 Development and Land Drainage	Yes	Green
AP5, Development and Land Drainage	Yes	Green
AP9 Minimising visual pollution	Yes	Green
AC1 Development of the Countryside Generally	'Medium' compatibility, as NPPF more supportive in terms of economic growth in rural areas.	Amber
AC2 Sussex Downs AONB	AONB no longer exists. NPPF (para 115) and National Park legislation to be used instead.	-
AC3 Sussex Downs AONB	AONB no longer exists. NPPF (para 115) and National Park legislation to be used instead.	-
AC4 Strategic Gaps	Medium compatibility. NPPF supportive of economic growth in rural areas.	Amber
AC6 Agriculture, Horticulture and Forestry	Yes	Green
AC7 Agriculture, Horticulture and	Yes	Green

Forestry		
AC8 Diversification of the Rural Economy	Yes	Green
AC9 Existing Buildings in the Countryside	Yes	Green
AC15 Horse riding establishments	Yes	Green
AB1 Archaeology	Yes although greater detail in NPPF.	Green
AB3 Conservation Areas and their enhancement	Yes	Green
AB4 Conservation Areas and their enhancement	Yes	Green
AB5 Conservation Areas and their Enhancement	Yes	Green
AB6 Conservation Areas and their enhancement	Yes	Green
AB7 Listed Buildings	Yes	Green
AB8 Listed Buildings	Yes	Green
AB9 Listed Buildings	Yes	Green
AB10 Listed Buildings	Yes	Green
AB11 Listed Buildings	Yes	Green
AB13 Improving Town Centres	Yes	Green
AB14 Improving Town Centres	Yes as far as it goes – does not define network or hierarchy or centres, primary and secondary frontages, or require impact assessments etc.	Green

AB15 Improving Town Centres	Yes	Green
AB16 Riverside setting of Shoreham	Yes	Green
AB17 Advertisements	Yes	Green
AB19 Advertisements in Conservation Areas	Yes	Green
AB20 Shopfronts	Yes	Green
AB21 Shopfronts (Shoreham-by-Sea Conservation Area)	Yes	Green
AB22 Development of open spaces in BUAB	Saved policy consistent in spirit, however NPPF provides exemption in certain circumstances. Therefore partly consistent – need to use in conjunction with NPPF and Council's Open Space Study	Amber
AB23 Trees in the Urban Area	Yes	Green
AB25 Trees in the Urban Area	Yes	Green
AB26 Trees in the Urban Area	Parts of policy in conformity but requirement for provision of trees on a significant scale not appropriate	Amber
AB27 Landscaping	Partly – policy wording over-prescriptive in part.	Amber
AB28 Satellite dishes	Yes	Green
AB29 Other Telecommunications Development	Yes	Green
AB30 Crime Prevention	Yes	Green

AB32 Percent for Art	Yes	Green
AT1 The A259 Coast Road	Locally-specific detailed policy.	Green
AT2 The A283	Yes	Green
AT3 The South Side of the Canal	Yes	Green
AT4 The North Side of the Harbour and Shoreham Beach	Yes	Green
AT5 Roadside Facilities for Motorists	Partly consistent - saved policy seeks to limit such facilities outside of BUA unless there are compelling circumstances	Amber
DPAT 1 Development Proposal: Land at Pond Road	Yes	Green
AT6 Development Proposal: Ropetackle	Yes	Green
AT7 Public Lorry parking	Yes – provision required to support local economy. Policy is locally specific but considered compatible with NPPF.	Green
AT9 Shoreham Airport	Partly consistent – policy seeks to balance growth with amenity. May also need to refer to Government Framework for Aviation and any relevant national policy statements.	Amber
AT10 Facilities for Pedestrians, Equestrians and Cyclists	Yes	Green
AT11 Coastal Link	Yes	Green
AH2 Infill and Development	Yes	Green
DPAH3 Southlands	Yes (Site has been developed)	Green
AH3 Housing to Meet	Partly consistent - NPPF definition of affordable housing should be used	Amber

Local Need		
AH5 Dwelling size	Yes	Green
AH6 Loss of dwellings	Yes	Green
AH7 Householder Proposals	Yes	Green
AH9 Flat Conversions	Yes	Green
AH10 Residential Care and Nursing Homes	Yes	Green
AH11 Residential Mobile Homes	Yes	Green
AE2 Redevelopment Opportunities	Yes	Green
AE4 Mixed Development	Yes	Green
AE5 Office Development	Yes	Green
DPAE4 Land at Ropetackle	Yes (development completed)	Green
AE6 Office development	Yes. Given that it seeks to retain character, viability and vitality, generally in keeping with approach of NPPF. However will need to use NPPF in relation to proposals outside of town centres.	Green
AE7 Shoreham Harbour	Yes	Green
AE8 Shoreham Harbour	Yes	Green
AE9 Shoreham Harbour	Yes	Green
DPAE6 Land on the South Side of Canal	Yes	Green

DPAE7 Land on the North Side of Canal	Yes	Green
DPAE8 Land on the North Side of Canal	Yes	Green
AE10 Shoreham Airport	Yes	Green
AE11 Shoreham Airport	Yes	Green
AE12 Shoreham Airport	Yes	Green
AE13 Shoreham Airport	Yes	Green
AE14 Shoreham Airport	Yes	Green
DPAE9 Land at Shoreham Airport	Yes	
DPAE11 Heritage Aviation Museum	Yes	Green
AE15 New Development Outside Established Business/ Industrial Areas	No; 300sqm limit restrictive, compared to NPPF approach.	Red
AE16 Existing Businesses in Residential Areas	Yes - deals with expansion; approach of saved policy in keeping with NPPF's pro-economy stance.	Green
AE17 Existing Businesses in Residential Areas (Shoreham Beach)	Yes - restrictions are based on amenity issues rather than any policy advice.	Green

AE18 Business and Industry Outside the Built Up Area	Yes	Green
AS1 Protection of District's Shopping Centres	Yes	Green
DPAS1 Ropetackle	Development completed	Green
AS2 Retail development Outside Town Centres	Although the concept of directing retail within BUAB/ town centre is broadly in keeping, the saved policy is dated and lacks reference to sequential approach and impact assessment - would need to use NPPF to assess a relevant application.	Amber
AS3 Retail development Outside Town Centres	The concept of maintaining vitality and viability of town centres is consistent with NPPF but lacks reference to sequential approach and impact assessment would need to use NPPF to assess a relevant application.	Amber
AS4 Retail development Outside Town Centres	Concept of maintaining vitality and viability of town centres is consistent with NPPF but lacks reference to sequential approach and impact assessment - would need to use NPPF to assess a relevant application.	Amber
AS5 Neighbourhood Parades	Yes	Green
ACS1 Education	Yes	Green
ACS2 Lancing College	Yes	Green
ACS3 Lancing College	Yes	Green
ACS4 Health Services	Yes	Green
ACS5 Community Services	Yes	Green
AR1 Public Open Space	Although spirit is in keeping, Adur saved policy does not relate to assessment of requirements, NPPF should be used in terms of assessing potential loss.	Amber
AR2 Publicly accessible open spaces	Although spirit is in keeping, Adur saved policy does not relate to assessment of requirements - NPPF should be used in terms of assessing potential loss.	Amber

AR3 Private Playing Fields	In principle - Para 74 of NPPF should be used	Amber
AR4 Allotments	Yes	Green
AR5 Children's play areas	No significant conflict with NPPF although standards in Local Plan policy are no longer used. Updated evidence available in Open Space study etc.	Amber
AR6 New areas of open space in res development	No significant conflict with NPPF although standards in Local Plan policy are no longer used. Updated evidence available in Open Space study etc.	Amber
AR7 Extensions to existing recreational facilities in BUAB	Yes	Green
AR8 Recreation in Countryside	Yes	Green
AR9 Lancing Ring and Mill Hill.	Yes	Green
DPAR4 Shoreham Cement Works	Yes	Green
DPAR5 Land east of Lancing bounded by A27 Trunk Road and Shoreham Airport	Yes	Green
AR11 Public recreational Facilities on Beaches	Yes	Green
AR12 Public facilities, Lancing Beach and Beach Green/ Beach Lawn	Yes	Green
AR13 Shoreham	Yes	Green

Harbour		
AR14 Shoreham Harbour	Yes	Green
AR15 Shoreham Harbour	Yes	Green
AR16 Public Hards	Yes	Green
AR17 Water-based recreation facilities, Adur recreation ground	Yes	Green
AR20 Tourist Facilities	Yes	Green