ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. AD 04/06
DATE RECEIVED 13 NOV 2006

DW PLANNING

Proposed Extension and Alterations to The Burrell Arms, Brunswick Road, Shoreham-by-Sea

Assessment – Planning Policy

1. Background

1.1 This Statement outlines the relevant planning policies against which the above proposals fall to be assessed.

1.2 Briefly, the most relevant of these policies are contained in the following documents:

- National – Planning Policy Guidance/Statements (PPG`s/PPS`s)
- Local – Adopted Adur District Local Plan, April 2006
- Emerging – Local Development Framework (LDF)

2. National Policies

2.1 PPS1: "Delivering Sustainable Development" – the proposed development meets the relevant requirements of the Government`s stated objectives for sustainable development as set out in para. 4 of this document, in that it recognises the needs of those seeking new housing; it protects the existing environment; and provides a stable level of employment.

2.2 The proposals also meet the objectives of sustainable development in the locational sense, by utilising an existing, town centre site, very close to public transport facilities (including the adjacent main-line station).

2.3 In terms of the "general approach" to such development as set out in para. 27, this scheme provides the following opportunities:

- supports the commercial and business sector
- promotes urban regeneration
- brings forward new, much-needed housing
- reduces the need to travel
- promotes the more efficient use of land
- enhances townscape character

2.4 PPG3: Housing: - the proposals meet the Government`s stated objectives for housing under this document, as set out in para. 2, particularly: meeting the housing requirements of the whole community; offering a wider choice of housing opportunities; re-developing previously-developed land in an urban area; and utilising a very sustainable site in accessibility terms.

2.5 In particular, the scheme makes the best and most efficient use of land, and at a density commensurate with the guideline densities set out in para. 58, which itself promotes greater intensity of development in sustainable locations such as this – a town centre site.

2.6 PPG15: "Planning and the Historic Environment" – as the application site lies within a designated Conservation Area (see below for more details), then the contents of this document are relevant.

2.7 While generally this guidance states that local planning authorities have a duty to formulate proposals for the "preservation and enhancement" of such areas, this does not discount the possibility of development or redevelopment. As para. 4.16 indicates, many conservation areas (such as this) are in the commercial centres of towns, where the emphasis should be on controlled and positive management of change.

2.8 Thus new development which enables an area to remain alive and prosperous should be allowed, so long as it accords with the area`s special architectural and historic interest.

2.9 In this latter context, although The Burrell Arms is not a Listed Building, it is nevertheless an attractive and dominant building in the local street scene. As can be seen from the Design section of this Statement, the external treatment of the existing structure is based upon the original finished treatment (not the more recently added detailing) and is matter which has been discussed with Council Officers.

2.10 The new additions have been designed with this in mind, and their scale and massing therefore accord well with the character and appearance of this part of the Conservation Area.

3. Local Policies

3.1 For the purposes of this application, while the West Sussex County Council Structure Plan gives general, County-wide guidance, reflecting the above national policies, the most relevant Development Plan policies are those of the Adur District Local Plan, adopted April 1996.

3.2 On Inset Plan 2 to the Proposals Map for the Local Plan, the application is shown to be subject to designations reflecting the following:

- mixed shopping/business uses – relevant policies being AS1 and AE5
- Conservation Area – policies AB3, AB4 and AB6 apply.
- improving the Town Centres – policy AB14 refers.

3.3 The proposal comply with all these policies in the following respects:

3.4 Policies AS1/AE5

(a) there is no loss of residential accommodation at upper floor levels; indeed, the proposals change the nature of the occupation from a single, seven-bedroom flat to a mix of 5 x 2-bed and 1x1-bed flats, an improvement on housing mix and opportunities (especially for much-needed smaller units).

(b) there will be no loss of amenity to nearby residents

(c) car parking arrangements are satisfactory

(d) the scale and design is appropriate to the locality

3.5 Policy AB3 – the proposals will not generate a level of traffic flow likely to affect adversely the character of the Conservation Area, in that the ground floor commercial use is to remain, and the new flats, by virtue of their size and proximity to existing parking/public transport facilities, and their siting in a very sustainable location, will generate no more traffic than was the case from a seven-bedroom flat.

3.6 Policy AB4 – the design and use of materials for the new development follows discussions with Council officers, including the restoration of the original fenestration. The overall design solution therefore preserves, if not enhances, the character and appearance of the Conservation Area.

3.7 Policy AB6 – as stated above, this scheme restores the original features of the building, and the new design features are appropriate to, and sympathetic with, those of the building and its surroundings.

3.8 Policy AB14 – this scheme is a classic example of controlled and positive change, maintaining the economic vitality of the town centre on the one hand, while providing commercial and residential uses, sympathetic to the location, on the other.

4. Emerging Policies

4.1 The Council is currently working on the production of the new LDF, which will eventually replace the above-mentioned Local Plan.

4.2 This new system is at the "Core Strategy – Preferred Options" stage, and is thus considered to be of material weight for the purposes of this application.

4.3 The Council also intends to produce a "Supplementary Planning Document" on affordable housing, but this is not in the course of preparation at this stage.

4.4 As to the Core Strategy itself, the proposals are consistent with Preferred Policy Option H1 – "Providing New Homes" – in that they will assist the provision of the identified need for new housing up to 2026, and relate to an existing, developed and sustainable site within the urban area.

4.5 Similarly, the proposals meet the requirements of Preferred Policy Option H2 – "Locating New Homes" – particularly as they comprise a "mixed development" scheme, and the site is close to existing facilities and public transport provision.

4.6 As to Preferred Policy Option H4 – "Housing mix, density and design" – this application reflects the general desire in such locations to increase the density of residential development to the highest possible, commensurate with a high standard of design and construction, and also to provide a mix of dwelling types.

4.7 Having regard to Conservation Area polices, the application provides a high-quality urban and architectural design, and is thus consistent with the guidance in Preferred Policy Option ENV11 – "The Built and Historic Environment".

4.8 The Core Strategy also contains a specific section on Shoreham Town Centre, including the key statement that "not to secure more housing in the centre would conflict with Government guidance ...etc. which stresses the importance of providing housing in sustainable locations such as town centres."

4.9 This is reflected in Preferred Policy Option SR1 – "Shoreham Renaissance" – which includes the requirement to "secure new homes (including affordable homes), employment, leisure and cultural facilities as part of new mixed development". The current planning application provides exactly this.

5. Conclusions

5.1 From the above, it is concluded that the current proposals for The Burrell Arms are consistent with all levels of policy guidance – from national to local – and with the relevant Development Plan and Emerging policies.