



ADUR DISTRICT COUNCIL

28 July 2023

Adur Planning Committee	
Date:	7 August 2023
Time:	6.30 pm
Venue:	QEII Room, Shoreham Centre, Shoreham-by-Sea

Committee Membership: Councillors Carol Albury (Chair), Joe Pannell (Vice-Chair), Jeremy Gardner, Carol O'Neal, Vee Barton, Dan Flower, Jim Funnell, Gabe Crisp and Andy McGregor

NOTE:

Anyone wishing to speak at this meeting on a planning application before the Committee should register by telephone (01903 221006) or e-mail democratic.services@adur-worthing.gov.uk before noon on Friday 4 August 2023.

Agenda

Part A

1. Substitute Members

Any substitute members should declare their substitution.

2. Declarations of Interest

Members and Officers must declare any disclosable pecuniary interests in relation to any business on the agenda. Declarations should also be made at any stage such an interest becomes apparent during the meeting.

If in doubt contact the Legal or Democratic Services representative for this meeting.

Members and Officers may seek advice upon any relevant interest from the Monitoring Officer prior to the meeting.

3. Public Question Time

So as to provide the best opportunity for the Committee to provide the public with the fullest answer, questions from the public should be submitted by **midday** on **Wednesday 2 August 2023**.

Where relevant notice of a question has not been given, the person presiding may either choose to give a response at the meeting or respond by undertaking to provide a written response within three working days.

Questions should be submitted to Democratic Services – democratic.services@adur-worthing.gov.uk

(Note: Public Question Time will last for a maximum of 30 minutes)

4. Members Questions

Pre-submitted Members questions are pursuant to rule 12 of the Council & Committee Procedure Rules.

Questions should be submitted by **midday** on **Wednesday 2 August 2023**. to Democratic Services, democratic.services@adur-worthing.gov.uk

(Note: Member Question Time will operate for a maximum of 30 minutes.)

5. Confirmation of Minutes

To approve the minutes of the Planning Committee meetings of the Committee held on 3 July 2023, which have been emailed to Members.

6. Items Raised Under Urgency Provisions

To consider any items the Chair of the meeting considers urgent.

7. Planning Applications (Pages 5 - 20)

To consider the reports by the Director for the Place, attached as Item 7.

8. Adur Local Development Scheme (Pages 21 - 44)

To consider a report by the Director for Place

9. Sustainable Energy Supplementary Planning Document Update 2023 (Pages 45 - 72)

To consider a report by the Director for Place

10. Conservation Area Character Appraisal Reviews: North Lancing and Sompting Conservation Areas (Pages 73 - 150)

To consider a report by the Director for Place

Part B - Not for publication - Exempt Information Reports

None

Recording of this meeting Please note that this meeting is being audio live streamed and a recording of the meeting will be available the Council's website. This meeting will be available on our website for one year and will be deleted after that period. The Council will not be recording any discussions in Part B of the agenda (where the press and public have been excluded).	
For Democratic Services enquiries relating to this meeting please contact:	For Legal Services enquiries relating to this meeting please contact:
Katy McMullan Democratic Services Officer 01903 221006 katy.mcmullan@adur-worthing.gov.uk	Caroline Perry Senior Lawyer & Deputy Monitoring Officer 01903 221081 Caroline.perry@adur-worthing.gov.uk

Duration of the Meeting: Three hours after the commencement of the meeting the Chairperson will adjourn the meeting to consider if it wishes to continue. A vote will be taken and a simple majority in favour will be necessary for the meeting to continue.

This page is intentionally left blank



ADUR DISTRICT
COUNCIL

Planning Committee
7 August 2023

Agenda Item 7

Ward: ALL

Key Decision: Yes / No

Report by the Director for Place

Planning Applications

1

Application Number: AWDM/0759/23 Recommendation – APPROVE

**Site: Land North Of Eastbrook Manor Community Centre, West Road,
Southwick**

Proposal: Installation of two modular buildings to the rear courtyard

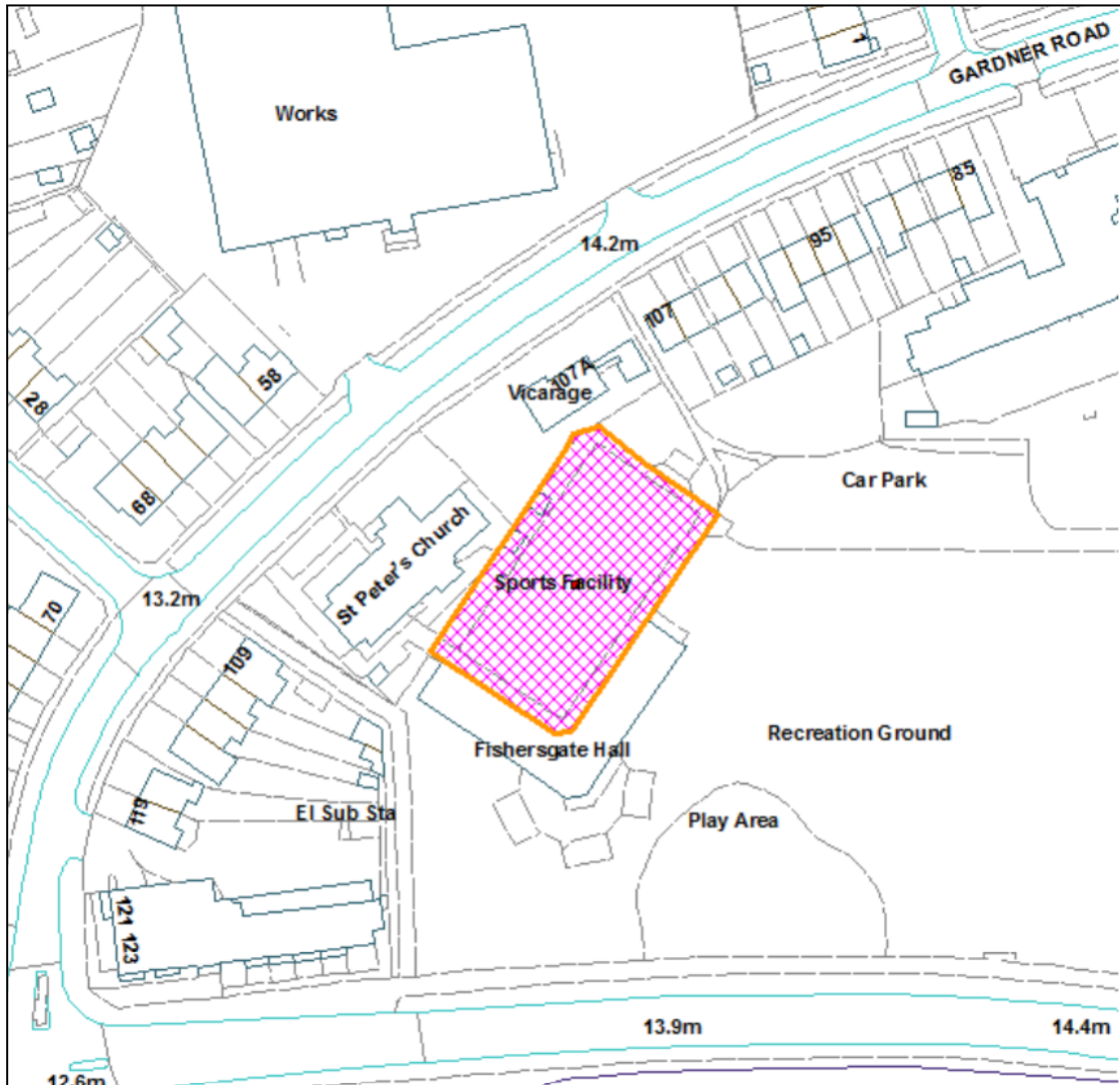
2

Application Number: AWDM/0692/23 Recommendation – REFUSE

Site: 33 Kings Road, Lancing

Proposal: Proposed single storey rear (West) extension

Application Number:	AWDM/0759/23	Recommendation - APPROVE
Site:	Land North Of Eastbrook Manor Community Centre, West Road, Southwick	
Proposal:	Installation of two modular buildings to the rear courtyard	
Applicant:	Mrs Rhian Francis, Adur & Worthing Councils	Ward: Eastbrook
Agent:	Mr M Payne, Adur & Worthing Councils	
Case Officer:	Gary Peck	



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

Proposal, Site and Surroundings

This application seeks full permission for the erection of 2 modular buildings on the site of a former, now derelict, ice rink next to Eastbrook Manor Community Centre. The supporting information describes that after the Community Centre was returned to the Council in 2022, a funding stream to provide youth interventions became a possibility and is the core of the planning application.

It is stated that the Youth Investment Fund is a Government led initiative for the purposes of improving youth interventions in the areas of most need and will deliver services that will help young people aged between 11 and 18 grow and improve their physical and mental wellbeing. Eastbrook has been nominated as such an area in need and the proposed buildings will provide programmes of activities for young people and the buildings could also be used for wider community benefit. The project aim is therefore to provide a hub for young people in a secure and safe environment.

The application site is immediately to the north of the Community Centre which consists of a single storey building with two projecting wings. The Council is refurbishing the external areas under permitted development rights to reduce the amount of hardstanding and improve access from the car park. The proposed buildings will be located on a now derelict roller rink.

The former St Peter's Church is the closest building to the application site (there will be a 2 metre boundary) to the application site and numbers 107a and 107b are to the north east and clearly visible from the application site (members are requested to note that number 107b does not appear in the map at the start of the report and is located in between the former Church and Vicarage).

The application site is in Flood Zone 1 with a low risk of flooding and it is stated that the proposed buildings will not increase the overall drained area above the original hard surfaced area.

Relevant Planning History

None relevant to the determination of the application

Consultations

Environmental Health

No objection subject to an hours of work condition

West Sussex Public Rights of Way

There are a couple of public footpaths that run very close to the red line boundary of the proposal. From what I can see from the online documents the red line boundary does not directly impact the public footpath (FP5So) but I wanted to note a few comments I have regarding any future works in the vicinity of the public footpath.

Firstly there can be no restriction of blockage of the public footpath without prior consent of WSCC's Public Rights of Way (PRoW) team. If a closure is required to protect public safety whilst any works are undertaken a temporary path closure will be required. For information details of this process can be found by following this link. Further to this any damage done to the public footpath surface as part of these works will be the responsibility of those who did the damage to repair to the same or better standard.

Finally it is an offence to disturb the surface of a PRoW without consent of the Highways Authority.

Therefore if there are any proposals to disturb the surface at any stage contact should be made with the PRoW team at WSCC prior to any works taking place.

West Sussex Fire and Rescue

Having viewed the plans for this planning application no. AWDM/0759/23 for the installation of two modular buildings to the rear courtyard, evidence is required to show the two modular buildings are within 90 m of a fire appliance. This is to be measured along the hose lay route and not a direct line or arc measurement, as this can very rarely be achieved due to obstructions. Evidence is also required to show a fire appliance can gain access to within 15% of the perimeter or within 45m of every point of the footprint of the building as identified in Approved Document B Volume 2 B5 section 15 and BB100 Section 8.3. If any of these requirements are not met, they will need to be mitigated by the installation of sprinkler or water mist system complying with BS9251 or BS8458 standard.

Further information has been received from the applicant in respect of the above comments and further comments in response will be reported at the meeting.

West Sussex Highways

This application is for an installation of two modular buildings to the rear courtyard.

The site is located and accessed via West Road which is an unclassified road subject to 30mph speed limit.

The existing vehicular access will be retained for the proposal. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the site vicinity. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

The site is currently a misused skate rink which is to be removed. The proposed buildings will provide space for youth services outside of school hours, therefore it is unlikely that the proposal will result in a material intensification of use onto West Road or the wider road network.

The supporting document states that the existing car parking will be utilised for the proposed use and will be refurbished as part of the proposal. Any alterations to the car park would need to be demonstrated on a plan. Details of this can be secured via planning condition.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Representations

3 letters of support have been received making the following comments:

- I think this area really needs this community hub and any development of the space is a great thing.
- This proposal/funding bid is much needed and vital for the Adur / Fishergate community and I am 100% in support of the regeneration of this space/area.
- Fishergate is one of the highest deprived areas in the UK and investment is long overdue. The residents have built such a strong community presence and this investment and regeneration will support and give the means to provide decent and safe spaces for the younger residents.
- Very much needed resource

Relevant Planning Policies and Guidance

Adur Local Plan 2017 - relevant policies include 12, 15 and 29

Sustainable Energy SPD (August 2019)

National Planning Policy Framework (July 2021)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

The main issues in the determination of the application are the principle of development and the effect of the proposal upon the character and appearance of the area.

The application site, consisting of the derelict ice rink, is of poor visual appearance with the surfacing having deteriorated over time and also now fenced off by Heras fencing. While modular buildings are of limited visual quality in themselves, if erected in conjunction with the reduced hardstanding and proposed grassed areas, a visual improvement to the area should result compared to the existing situation. Furthermore, the nature of the community centre, with its projecting wings means that the application site is screened from most public views albeit that a public footpath passes quite close to the narrow entrance to the site at the end of the car park. In terms of the overall visual character of the area, therefore, it is not considered that the proposal would have an adverse impact.

The former St Peter's Church, Vicarage, and residential property that has subsequently been constructed in between them are closest to the application site and at the nearest point the Church building is less than 5 metres from the application boundary and 107b very slightly further although at a more oblique angle. The proposed buildings, which have a 3 metre gap between them, would be 2 metres from the boundary and therefore have some impact upon the visual outlook of the surrounding buildings. However, it needs to be borne in mind that the existing outlook is quite poor at present and that the buildings surrounding the site are of greater scale than those proposed in the application. There is also some screening and boundary fencing as well and accordingly it is considered that the impact of the proposed buildings is acceptable.

The supporting information states that the core of the application is the funding opportunity that the erection of the buildings would present. As set out at the start of the report, the buildings are required in connection with a funding opportunity from the Youth Investment Fund. The proposed buildings would be used to provide a hub for youth interventions in the area, and the need for additional community facilities in the area appears to be widely acknowledged and accepted. In light of the location next to the existing Community Centre, it is considered that this adds further weight to the acceptability of the proposal.

It is therefore concluded that the application buildings have the potential to provide a valuable community facility in the area and accordingly it is recommended that permission is granted.

Recommendation

GRANT permission subject to the following conditions:

1. Approved Plans.
2. Full Permission.

3. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

4. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of
- temporary Traffic Regulation Orders),
- Access arrangements from the public highway, including temporary accesses and alterations to existing accesses.
- details of public engagement both prior to and during construction works.

Reason: *In the interests of highway safety and the amenities of the area.*

5. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours

Saturday 09:00 - 13:00 Hours

Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: *To safeguard the residential amenity of the area.*

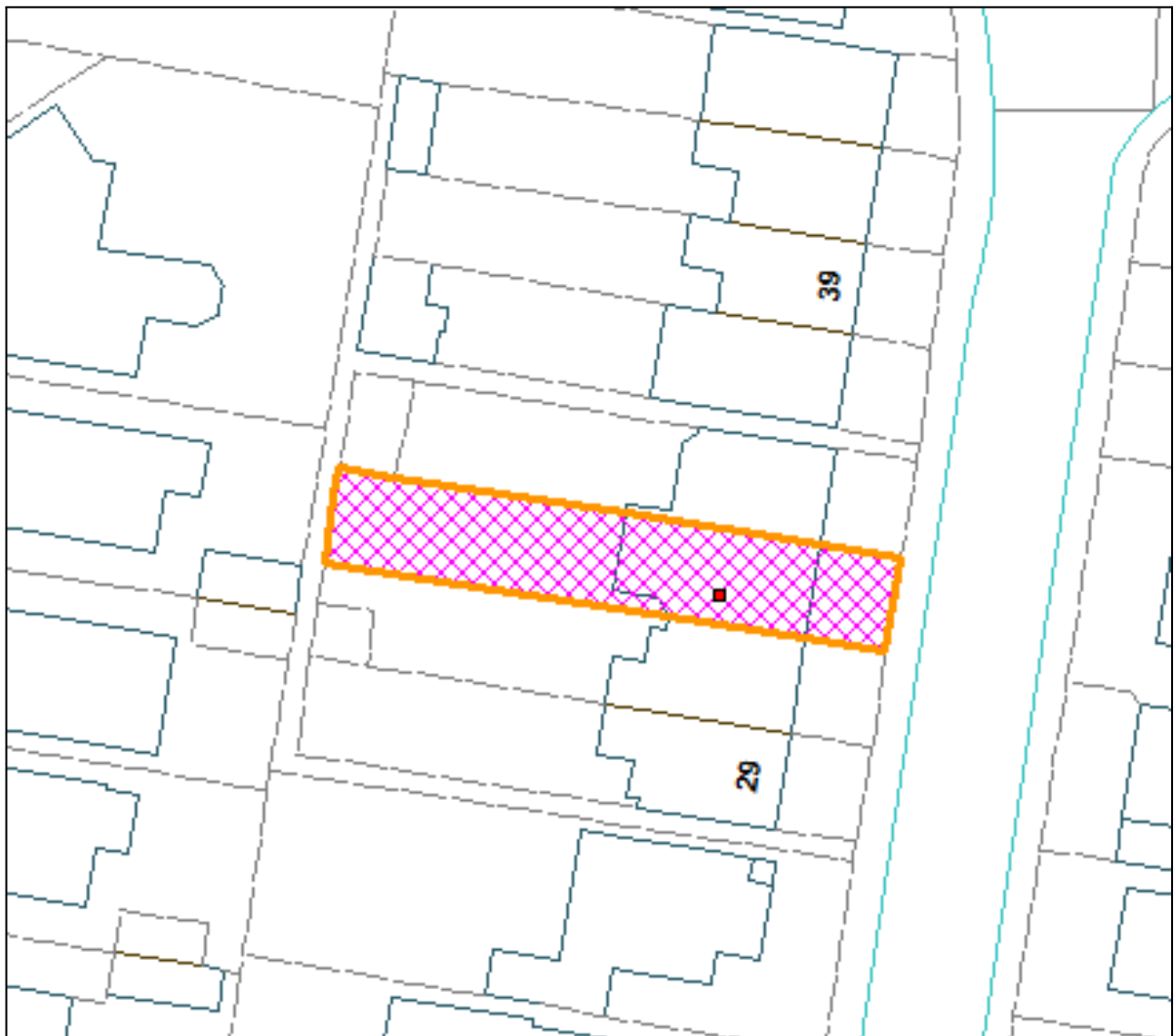
6. Full details of the proposed modular buildings in terms of colour, materials and finished height to be provided.

7. No windows (northern elevation).
8. Finished Floor Levels.
9. Approval of Hard and Soft Landscaping details

Informative

The applicant is requested to note that there be no restriction or blockage of the public footpath without prior consent of WSCC's Public Rights of Way (PRoW) team. If a closure is required to protect public safety whilst any works are undertaken a temporary path closure will be required. Any damage done to the public footpath surface as part of these works will be the responsibility of those who did the damage to repair to the same or better standard. If there are any proposals to disturb the surface at any stage contact should be made with the PRoW team at WSCC prior to any works taking place.

Application Number:	AWDM/0692/23	Recommendation - REFUSE
Site:	33 Kings Road, Lancing	
Proposal:	Proposed single storey rear (West) extension.	
Applicant:	Ms Jennifer Light	Ward: Widewater
Agent:	Mr Ryan Godfrey	
Case Officer:	Jason Albon	



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

Proposal, Site and Surroundings

The property which is the subject of this application is situated on the westerly side of Kings Road within a residential area of Lancing. The property is a mid-terraced two-storey dwelling comprising white render to front, a tiled roof with front gable above the protruding bay window section to the southerly facade, a pitched front porch canopy, along with white UPVC openings. By contrast, the rear elevation comprises predominantly white painted brickwork and has a varied depth with the northerly side extending into the garden deeper. A lean-to projects from the recessed southerly side with extending corrugated canopy and a facing brick single-storey extension projects to the northerly side deeper into the garden, aligning with the corrugated canopy.

The rear garden is moderately wide but extends relatively deep. It comprises a grass area to front and patio extending to the rear, a shed is positioned centrally and abuts the boundary to the south, and a moderate amount of vegetation borders the boundaries. The fenceline to the boundary with No. 31 Kings Road to the south is notably shallower than the boundary with No. 35 Kings Road to the north. These adjacent properties are mirrored copies of the application property and have virtually the same footprint and plot size. No. 31 to the south has a similarly recessed area to the shared boundary (this neighbours northerly side) where-as No. 35 to the north has a rear projection that aligns with the application property's northerly rear extension.

Permission is sought for the demolition of the existing lean-to and single-storey extension to the rear and the construction of a replacement single-storey rear extension. The extension would comprise facing brick elevations, a flat roof with parapet, rear facing aluminium bi-fold doors, and 1no. roof light. The extension would measure approximately 5.65m at maximum depth, span the entire width of the dwelling (approximately 5.75m), and have a parapet height of approximately 3.3m, stepping down to a flat roof height of 3m.

The proposed extension is required to remodel and adapt the property to meet the needs of the disabled applicant.

Relevant Planning History: None.

Consultations:

Lancing Parish Council: supports the application.

Representations

1 comment has been made by the occupant of the attached property to the south No. 31 Kings Road objecting to the proposal on grounds relating to loss of amenity.

The neighbour commented:

'I am concerned about the impact the height of the extension will have on the light within my dining room/kitchen. This may also impact the property's value for future

buyers.'

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
'Supplementary Planning Guidance' comprising: Development Management
Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (July 2021)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual amenity

The proposed extension would not be visible from the public realm by virtue of its siting to the rear of the property behind the terraced row. Therefore, it would not have a detrimental impact on the street scene. The proposed facing brick elevations and flat roof with parapet would not significantly detract from the existing character of the dwelling and surrounding area; this material and form already exists to this elevation and the rear elevations of properties along the terraced row and wider area. Rear extensions/conservatories along this section of Kings Road are common, albeit they are of a comparatively smaller scale than what is being proposed here. The property would still enjoy a reasonably sized garden without appearing cramped, owing to its depth. The proposal is supportable on visual amenity grounds.

Residential amenity

The most affected properties would be the attached neighbours to the north (No. 35) and south (No. 31).

To the northerly side, the proposed extension would project an additional approximately 1.95m from No. 35's rear projection, which would adjoin the proposed extension at the shared boundary. The proposed extension would also be approximately 0.8m taller than the existing utility/ WC at this boundary, and would also exceed the height of No. 35's rear projection by approximately 0.3m. The extension would be noticeable from this property and would appear rather utilitarian in form and heavy massing by virtue of the materials proposed. Notwithstanding, given the circumstance of the application, coupled with the acceptable depth from the furthest part of the rear building line of No. 35 (1.95m), which complies with the Council's DM standard for a dwelling within this context, it is not considered that there would be any significant harm to the occupiers of No.35.

Although the extension projects at the same depth to the south, No. 31 does not benefit from having an existing rear projection to offer screening from the proposed extension. Subsequently, No. 31 would bear the full impact of the extension which would abut the shared boundary and extend at a maximum depth of approximately 5.65m beyond the rear building line of this neighbour. The rear elevation of No.31 has a small rear living room extension and a utility room which extends deeper from the kitchen area to the opposite side of the elevation (southerly). As in the situation for the application property's living room, the living room of No. 31 is in a recessed position. The current living room therefore does not receive much light. The proposed extension would exacerbate this issue and would result in an unacceptable loss of light for No. 31.

The proposed extension would span the entire width of the application property and have a maximum height of 3.3m. It is considered that this would also give rise to an overbearing and intrusive form of development when viewed from No. 31, detrimentally impacting the living conditions of the occupant(s). It should also be noted that the depth of the extension would exceed what is advised in the Council's Development Management Standards for a dwelling within this context by approximately 2.15m. In view of the above, your Officers are minded to refuse the application on residential amenity grounds given its failure to comply with policy and the material harm on No. 31.

Your Officers had sought to negotiate a reduction in the overall length of the extension but this was rejected by the agent who reiterated the importance of achieving the full additional space to ensure free movement of a wheelchair and logical placement of furniture in an accessible layout.

The personal circumstances of the applicant can be a relevant consideration albeit Members will be aware that the planning permission runs with the land not the applicant. In this case your Officers accept the need to extend the property to improve accessibility as the internal living area is currently inadequate for a disabled person. There is therefore an urgent need for additional functional space but the overall depth of the extension is considered unacceptable given the impact on the adjoining property.

While there is much sympathy with the applicant's needs, it is not considered that an extension whose depth significantly exceeds the Council's standard and would result in harm to the neighbour's light and outlook, can be supported.

Recommendation

REFUSE permission for the following reason:

The proposed extension by virtue of its depth and height along the shared boundary with No. 31 to the south would adversely affect the amenities of the occupant(s) by way of an overbearing and overshadowing impact. The proposal therefore fails to comply with policy 15 of the Adur District Local Plan 2017 and guidance contained within Development Management Standard Number 2, 'Extensions and Alterations to Dwellings'.

7 August 2023

Local Government Act 1972

Background Papers:

As referred to in individual application reports

Contact Officers:

Gary Peck
Planning Services Manager
Town Hall
01903 221406
gary.peck@adur-worthing.gov.uk

Jason Albon
Planning Assistant
Town Hall
01903 221452
jason.albon@adur-worthing.gov.uk

Schedule of other matters

1.0 Council Priority

- 1.1 As referred to in individual application reports, the priorities being:-
- to protect front line services
 - to promote a clean, green and sustainable environment
 - to support and improve the local economy
 - to work in partnerships to promote health and wellbeing in our communities
 - to ensure value for money and low Council Tax

2.0 Specific Action Plans

- 2.1 As referred to in individual application reports.

3.0 Sustainability Issues

- 3.1 As referred to in individual application reports.

4.0 Equality Issues

- 4.1 As referred to in individual application reports.

5.0 Community Safety Issues (Section 17)

- 5.1 As referred to in individual application reports.

6.0 Human Rights Issues

- 6.1 Article 8 of the European Convention safeguards respect for family life and home, whilst Article 1 of the First Protocol concerns non-interference with peaceful enjoyment of private property. Both rights are not absolute and interference may be permitted if the need to do so is proportionate, having regard to public interests. The interests of those affected by proposed developments and the relevant considerations which may justify interference with human rights have been considered in the planning assessments contained in individual application reports.

7.0 Reputation

7.1 Decisions are required to be made in accordance with the Town & Country Planning Act 1990 and associated legislation and subordinate legislation taking into account Government policy and guidance (and see 6.1 above and 14.1 below).

8.0 Consultations

8.1 As referred to in individual application reports, comprising both statutory and non-statutory consultees.

9.0 Risk Assessment

9.1 As referred to in individual application reports.

10.0 Health & Safety Issues

10.1 As referred to in individual application reports.

11.0 Procurement Strategy

11.1 Matter considered and no issues identified.

12.0 Partnership Working

12.1 Matter considered and no issues identified.

13.0 Legal

13.1 Powers and duties contained in the Town and Country Planning Act 1990 (as amended) and associated legislation and statutory instruments.

14.0 Financial implications

14.1 Decisions made (or conditions imposed) which cannot be substantiated or which are otherwise unreasonable having regard to valid planning considerations can result in an award of costs against the Council if the applicant is aggrieved and lodges an appeal. Decisions made which fail to take into account relevant planning considerations or which are partly based on irrelevant considerations can be subject to judicial review in the High Court with resultant costs implications.

This page is intentionally left blank



ADUR DISTRICT
COUNCIL

Adur Planning Committee
7th August 2023
Agenda Item 8

Ward(s) Affected: All outside the South
Downs National Park

Adur Local Development Scheme

Report by the Director for Place

Officer Contact Details

Moira Hayes, Adur Planning Policy Manager tel: 01273 - 263247,
moira.hayes@adur-worthing.gov.uk

Executive Summary

1. Purpose

- 1.1 A Local Development Scheme setting out an updated timetable for the Local Plan update process (alongside a programme to develop other documents as part of the Adur Local Development Framework) is attached for information and consideration.

2. Recommendations

- 2.1 The Committee is asked to consider the proposed Local Development Scheme; and
- 2.2 That comments are referred to the Executive Member for Regeneration for approval, prior to publication on the Council's website.

3.

- 3.1 Local authorities are required to prepare a Local Plan that sets out planning policies and proposals for that area. An up-to-date planning policy framework provides a strategy and policies for managing the development of our places, including the delivery of appropriate infrastructure. The Local Development Scheme provides a 3 year project plan addressing the development and delivery of the Local Plan and associated planning documents.
- 3.2 A report was taken to Adur Planning Committee on 6th September 2021, which explained the need to update the Adur Local Plan, in order to meet the requirements of national policy. Paragraph 33 of the revised National Planning Policy Framework requires that *'Policies in Local Plans... should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary.'*
- 3.3 The report of 6th September 2021 stated: *The timetable is likely to be refined over time, and updates will be published on the Council's website.* The Local Development Scheme 2021 was approved and published on the Council's website.
- 3.4 Subsequently, a report was taken to the Adur Planning Committee on 6th March 2023 informing members of the proposed changes to the planning system. This set out the Government's proposed changes to the planning system (set out in the Levelling Up and Regeneration Bill) which included changes to plan-making designed to simplify and speed up the process. These proposals indicated that the deadline for submission of a Local Plan under the current legislation would be June 2025. However since this consultation there have been no further updates from the Government as to whether this date remains fixed or may be changed; neither have any further consultations, or revisions to legislation or regulations been undertaken. As such it is not possible to provide any further clarity regarding implementation of the proposed new system.

4 Key proposals

- 4.1 Appendix 1 below contains the Adur Local Development Scheme 2023 - 2026. This sets out the proposed timetable for progressing the Adur Local Plan, (including statutory consultation stages) as well as other key policy documents.

- 4.2 Work has commenced on the Local Plan update; this includes work on commissioning the evidence base - a Transport Study and the Strategic Flood Risk Assessment are underway, an air quality study and retail work will commence shortly; and initial landscape work has been completed. Liaison with infrastructure providers has commenced, and work is being undertaken to consider the suitability of potential sites in the area. A participation strategy is also being developed.
- 4.3 In addition work has been carried out to look at development on the Western Harbour Arm, analysing development permitted so far, and revisiting infrastructure requirements. This work will feed into the Local Plan review.
- 4.4 Reviews of two conservation areas, and development of associated conservation area character assessments have also been undertaken for Kingston Buci and Old Shoreham.
- 4.5 The revised LDS attached shows an updated programme for the Local Plan. This allows for submission by June 2025, the end date indicated in Government consultation. However, as previous reports have indicated, if the system should change and work is delayed, it may be necessary to 'pivot' to the new system. A number of local authorities have paused work on their Local Plans; however this is not proposed. Five years have passed since the Adur Local Plan was adopted and the housing delivery policy may be considered out of date. It is important therefore that the Council is seen to be progressing work on the Local Plan to address housing delivery and reduce the risk of 'planning by appeal'.
- 4.6. The LDS also indicates a timescale for an update of the Sustainable Energy SPD; and a proposed timescale for the production of a Green Infrastructure SPD.

5 Engagement and Communication

- 5.1 Local Plan regulations set out statutory requirements for external consultations on the plan as it progresses. This allows opportunities for individuals, organisations and statutory consultees to comment on the emerging plan. A participation strategy is currently being developed.
- 5.2 As a minimum, consultation will be undertaken in line with the Council's Statement of Community Involvement.

6 Financial Implications

6.1 There are no financial implications arising directly from this document.

Finance Officer:

Date:

7 Legal Implications

7.1 The Planning and Compulsory Purchase Act 2004, the Localism Act 2011 and associated regulations (in particular the Town and Country Planning (Local Planning) (England) Regulations 2012) provide the statutory framework for the review of the Local Plan and the updating of policies and the requirements for a Local Development Scheme.

Legal Officer: Caroline Perry

Date: 21st July 2023

Contact Officer:

Moira Hayes

Adur Planning Policy Manager

Portland House

Tel: 01273-263247

moira.hayes@adur-worthing.gov.uk

Sustainability & Risk Assessment

1. Economic

- National policy states the economic objective of planning as to: *help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

2. Social

2.1 Social Value

- National policy states the social objective of planning as to: *support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;*

2.2 Equality Issues

- Equalities impact issues will be undertaken alongside the Sustainability Appraisal process of the Local Plan

2.3 Community Safety Issues (Section 17)

- The update of the Local Plan will consider community safety matters (as the adopted Local Plan does) and require development to incorporate the principles of securing safety and reducing crime through design in order to create a safe and secure environment.

2.4 Human Rights Issues

- It is not anticipated that the update of the Local Plan would have any adverse impacts on human rights.

3. Environmental

- National policy states the environmental objective of planning as: *to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

4. Governance

- Local Plan regulations set out statutory requirements for external consultations on the plan as it progresses. This allows opportunities for individuals, organisations and statutory consultees to comment on the emerging plan. As a minimum, consultation will be undertaken in line with the Councils' Joint Adur & Worthing Statement of Community Involvement.

Appendix 1 - Adur Local Development Scheme 2023 - 2026

ADUR LOCAL DEVELOPMENT SCHEME

2023-2026

ADUR DISTRICT COUNCIL



Contents

1	Introduction	3
	Geographical Coverage of the Adur Local Plan	3
	The Adur Development Plan	5
	Climate Change Position Statement	6
	Houseboats Good Practice Guide	6
2	Adur Local Development Documents - Timetable	7
3	Supplementary Planning Documents - Timetables	8
4	Other Documents:	9
5	Other Information	9

Appendices

1	Supplementary Planning Documents	13
2	Documents regarded as Material Planning Considerations	14
3	Key milestones – DPD’s and SPD’s.....	16

This Local Development Scheme has been prepared in accordance with the requirements of the Planning and Compulsory Purchase Act 2004.

Adur District Council – September 2021

www.adur-worthing.gov.uk

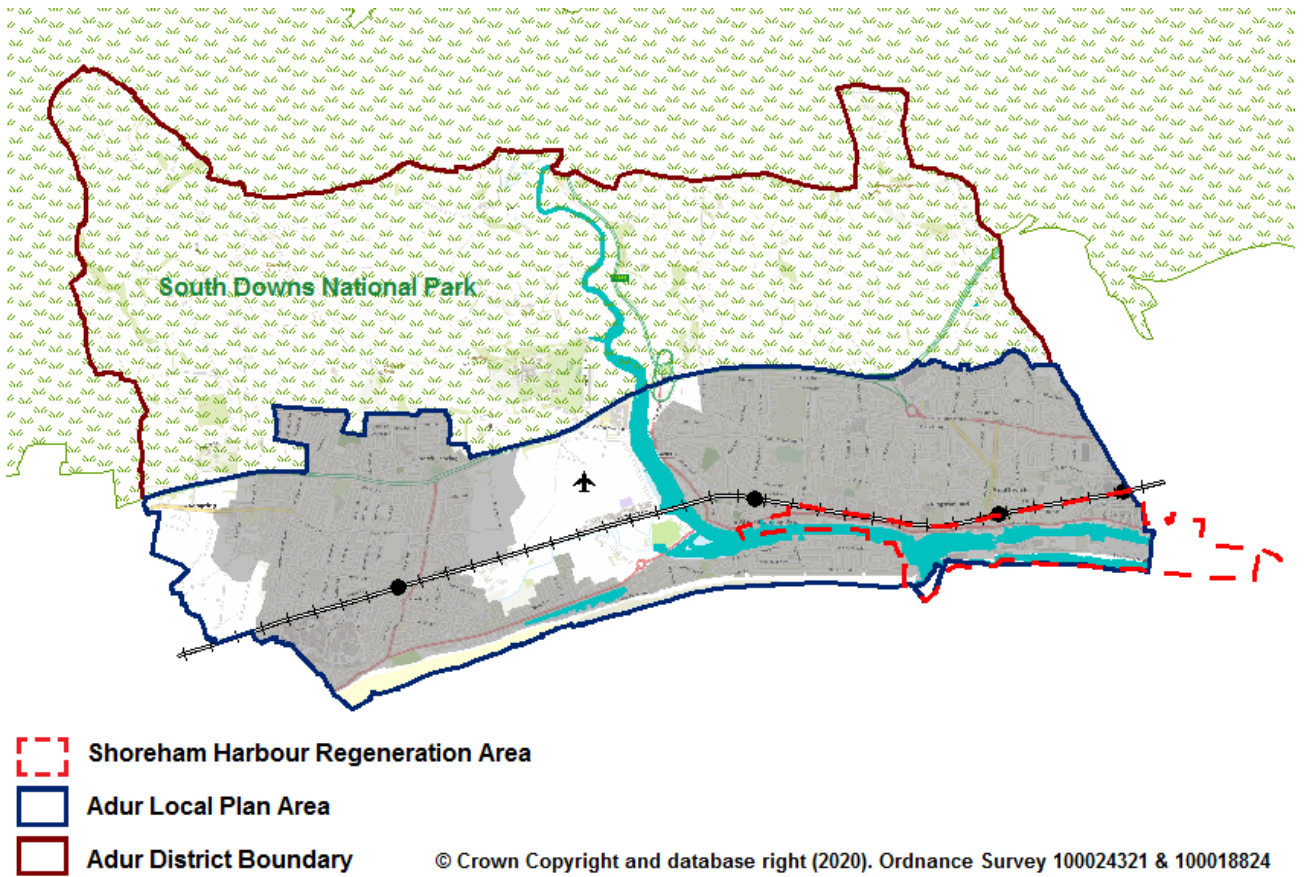
1. INTRODUCTION

- 1.1 The Planning and Compulsory Purchase Act 2004 (section 15) requires local planning authorities to prepare and maintain a Local Development Scheme (LDS). This LDS provides the starting point for the local community to find out what the current planning policies are for the area and sets out the Council's programme for the preparation of new policies and guidance over the next three years.
- 1.2 This LDS updates and replaces the Adur Local Development Scheme 2021-23 and provides information on the Development Plan Documents and Supplementary Planning Documents that the Council intends to produce, the timetable for their preparation and revision, resources available for preparing the various planning documents), and the Local Planning Authority's proposals for monitoring the Local Plan.
- 1.3 In 2008, Adur and Worthing Councils formally approved a programme for undertaking services on a partnership basis. Adur District Council and Worthing Borough Council services merged in 2010. Opportunities for joint working and greater partnership arrangements can arise, for example through the preparation of joint SPDs or guidance, or jointly commissioning evidence where relevant.

Geographical Coverage of the Adur Local Plan

- 1.4 On 12th November 2009 an order confirming the designation of the South Downs National Park was signed by the Secretary of State for Environment, Food and Rural Affairs (DEFRA). The South Downs National Park Authority (SDNPA) took on full powers from April 2011 and adopted its own Local Plan on 2nd July 2019. This contains planning policies for all areas within the South Downs National Park boundary. As a consequence, the Adur Local Plan and subsequent LDF documents do not cover that part of Adur District which lies within the National Park.

Map of Adur District, showing area within South Downs National Park (green), and remaining area within planning remit of Adur District Council (in grey).



The Adur Development Plan

- 1.5 On publication of this LDS in 2023, the Development Plan consists of:
- The Adur Local Plan 2017.
 - The Shoreham Harbour Joint Area Action Plan 2019.
 - The West Sussex Joint Minerals Plan 2018, partially revised 2021.
 - The West Sussex Waste Local Plan 2014
- 1.6 West Sussex County Council is responsible for preparing statutory land use plans for minerals and waste. They have worked in partnership with the South Downs National Park to produce the West Sussex Joint Minerals Plan, adopted by both authorities in July 2018. This covers the period up to 2033. This was partially revised in 2021 following work in relation to soft sand. The County Council has also prepared a Waste Local Plan jointly with the South Downs National Park Authority (adopted April 2014) which covers the period up to 2031.
- 1.7 The Adur Local Plan was adopted on 14th December 2017. It covers the period 2011-2032 with a commitment to review or partially review the Plan within 5 years. (See section 2 below). The Adur Local Plan sets out a strategy for development in that part of Adur which lies outside of the South Downs National Park. It also forms the context for neighbourhood planning in Adur. It sets out the vision and objectives for the plan area, place-based site specific policies (including site allocations) and development management policies.
- 1.8 Adur District Council is working in partnership with Brighton & Hove City Council, West Sussex County Council and Shoreham Port Authority to regenerate Shoreham Harbour and surrounding areas. The partnership's strategy to deliver this regeneration is set out in the Shoreham Harbour Joint Area Action Plan (JAAP) which was adopted between October – November 2019 by the three local authorities. The plan includes proposals and policies for new homes and employment space; upgraded flood defences, recreational and community facilities, sustainable travel, and environmental and green infrastructure improvements.
- 1.9 Adur District Council has also produced an updated Policies Map which accompanies the Adur Local Plan. It identifies policy designations and proposals, sites allocated for particular land uses, development proposals identified in the DPDs, and will set out the areas to which specific policies apply. This was updated in 2019 to reflect the adoption of the Shoreham Harbour Joint Area Action Plan and again in 2023 to indicate revisions to Old Shoreham and Kingston Buci conservation areas.

Climate Change Position Statement

1.10 Adur & Worthing Councils declared a Climate Emergency in July 2019 and have committed to work towards becoming carbon neutral by 2030. The planning system is one of many tools that can be used to address climate change. The way in which we shape new and existing developments can make a significant contribution to adapting and mitigating the effects of climate change through carbon reduction and sustainable design & construction.

1.11 Following this the Adur Planning and Climate Change checklist was published (amended June 2021). This sets out the development requirements in relation to climate change that are contained in the adopted development plan documents and will be considered when determining planning applications: <https://www.adur-worthing.gov.uk/media/Media,165567,smxx.pdf>

1.12 This Position Statement will be updated in due course to reflect the revised Sustainable Energy SPD

Houseboats Good Practice Guide

1.13 This was published in January 2021, and aims to advise existing and future houseboat owners on the type of development and changes which are appropriate to the houseboats, taking into account the need to protect and enhance the river environment whilst respecting the unique characteristics of the houseboat community. It replaces the Guide published in 2007.

2. ADUR LOCAL DEVELOPMENT DOCUMENTS - TIMETABLE

- 2.1 It is anticipated that the only Local Development Document to be produced by Adur District Council within the next 3 year period is the updated version of the Adur Local Plan.

Adur Local Plan

- 2.2 The Adur Local Plan (published in 2017) contains a commitment to review the Plan within 5 years of adoption. Since then the revised National Planning Policy Framework was published in 2019, and updated again in 2021. Paragraph 33 requires that policies within Local Plans are reviewed to assess whether or not they need updating at least once every 5 years (This clarifies the requirements of Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012). A review has indicated that it is necessary to update the Plan. This will be prepared under the Town and Country Planning (Local Planning) (England) Regulations 2012, and consistent with the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. However it should be noted that in December 2022 the Government consulted on changes to the National Planning Policy Framework which could result in significant changes to the local plan preparation system. The consultation stated that, should these proposals be implemented, the last date by which a Local Plan prepared under the current system should be submitted would be June 2025. As such, it is intended that the Adur Local Plan will continue to be prepared under the current Local Plan system. However, if circumstances arise that result in this not being achievable, it will be necessary to adapt the plan and submit under the revised planning system.

Western Harbour Arm

- 2.3 The Adur Local Plan (adopted 2017) allocated the Shoreham Harbour Regeneration Area as a broad location for development; subsequently the Shoreham Harbour Joint Area Action Plan (adopted 2019) set more detailed policy requirements for the regeneration area. This work will take a place-making, design-led approach looking at the remaining sites within the Western Harbour Arm character area which have not yet come forward for development. It is anticipated that this work will commence in late summer/ Autumn 2023. Outputs from this study will feed into the emerging Adur Local Plan and potentially additional guidance in advance of this. The Council's website will be updated accordingly.

Adur Local Plan timetable

Background evidence gathering, etc.	
Regulation 18 consultation	Summer 2024
Regulation 19 consultation	Spring 2025
Submission	Summer*2025
Examination	Autumn **2025
Adoption	Winter 2025.

- **Required to submit by June 2025 under current Government proposals for changes to the planning system.**
- ** Timescale determined by Planning Inspectorate**

3. SUPPLEMENTARY PLANNING DOCUMENTS – TIMETABLES

3.1 Supplementary Planning Documents (SPD) do not themselves determine policy, but instead give greater detail on the policies within the Local Plan, other DPDs or other higher level policy documents, and explain how they will be applied. These SPDs will be prepared under the Town and Country Planning (Local Planning) (England) Regulations 2012.

Sustainable Energy SPD - review

3.2 Adur’s Sustainable Energy SPD was adopted on 14th August 2019, and sought to address adopted Local Plan policy and emerging policy in the Shoreham Harbour Joint Area Action Plan. The Council has explored the potential for delivering a heat network in Shoreham. It is not currently viable to do so. The SPD will be updated to reflect this. However the requirement will remain for all non-householder development in the Shoreham Harbour Regeneration Area, and all major development elsewhere in Adur to submit an Energy Statement.

Preparation, Information Gathering and Stakeholder Input	June-July
Consultation on Draft Document	September - October 2023
Adoption	November 2023

Green Infrastructure SPD

3.3 Adur & Worthing Councils are producing a joint Strategy to address nature recovery and related matters. This will set out the Councils’ approach to protecting and restoring biodiversity, enhancing natural capital, and delivering a network of strategically planned green infrastructure across the area. This SPD will facilitate delivery of those aspects of the Strategy which are relevant to the planning process. This will include advice on how to incorporate green infrastructure into development proposals and/or enhance the quality of existing green infrastructure.

Preparation, Information Gathering and Stakeholder Input	Q3 2023
Consultation on Draft Document	Q2 2024
Adoption	Q3 2024

4. OTHER DOCUMENTS

Adur and Worthing Statement of Community Involvement (SCI)

In July 2019 Adur District Council and Worthing Borough Council adopted a joint Statement of Community Involvement (SCI). This sets out the consultation procedures for the Local Development Framework, as well as planning applications. The document can be viewed on the Councils website. An Interim SCI was published in January 2021 to address temporary changes introduced due to the Covid pandemic. The SCI is due for review and it is likely to be completed by the end of 2023.

Neighbourhood Plans

4.2 The Localism Act 2011 introduced reforms to the planning system which enables the creation of Neighbourhood Plans. One Neighbourhood Plan is currently being progressed in Adur:

Shoreham Beach Neighbourhood Plan

4.3 Shoreham Beach residents applied to the Council for a Neighbourhood Plan Area and Forum in 2014. A decision was made on 20th November 2014 by Adur District Council to approve the Shoreham Beach neighbourhood area and designate the Shoreham Beach Neighbourhood Forum in relation to this

area. The Forum was redesignated on 13th July 2021. Further information can be found on the Shoreham Beach Neighbourhood Forum website.

5. OTHER INFORMATION

Monitoring and Review – The Annual Monitoring Report

- 5.1 The Council is currently required to annually monitor the effectiveness of policies and proposals within the Local Development Framework. The monitoring period for Adur will cover the period 1st April – 31st March and will be published before 31 December each year until further notice. This will address a range of issues including whether the milestones set out in the LDS are being met, and if not, the reasons why.
- 5.2 As a result of monitoring, the Council will consider what changes, if any, need to be made to planning policy and will bring forward such changes through the review of the Local Development Scheme.
- 5.3 Whilst the Council will keep to the timetables agreed in the LDS, in exceptional circumstances it may be appropriate to prepare revisions, for example if there is an urgent need to prepare an SPD or if there is slippage in the production of a document (for example as a result of new planning guidance being issued). In these circumstances, real time information will be made available on the Council's web site.

Infrastructure Funding Statements

- 5.4 The Community Infrastructure Levy (CIL) Regulations 2010 (as amended) require authorities to publish a document (an Infrastructure Funding Statement - IFS) on their website by the 31st December each year. Adur's first statement was published by 31st December 2020 (covering the period 2019-20), and an IFS has subsequently been published each year in December and made available on the Council's website. The IFS will set out the developer contributions collected over the previous financial year.

Risk Assessment

- 5.5 Contingency arrangements will need to be put in place in the event that insufficient resources are available to progress the LDF documents in line with this LDS as follows:
 - Staff resources - In order to ensure that the core work is focused on the LDF, other work of the team (such as responding to Government

consultation documents and transport matters) may need to have a lower priority at certain times.

- Consultants may be contracted for certain aspects of technical work.
- Working in partnership with Worthing Borough Council (see above) enables joint use of staff resources and work processes, giving greater flexibility in terms of workload. Also joint working with other local authorities with regard to evidence gathering and cross-boundary issues, where appropriate, will help to reduce costs.
- Working with advisory groups such as the Planning Advisory Service and liaison with the Planning Inspectorate when appropriate will seek to ensure procedural matters are carried out correctly, help in developing sound DPDs, and reduce the risks of legal challenge. Liaison with other local planning authorities will assist in sharing ideas and developing best practice.

Publication of Documents

- 5.6 DPDs including the Local Plan, as well as SPDs and the SCI will be made available on the Adur and Worthing Councils website.

Revisions to the Adur Local Development Scheme

- 5.7 This Adur Local Development Scheme 2023 replaces the previous Adur Local Development Scheme. Key changes are as follows:

- Sustainable Energy SPD - this was adopted on 14th August 2019; it is to be updated as indicated above.
- The previous LDS referred to the production of an Interim Statement on Affordable Housing. A First Homes Position Statement was adopted in May 2022
- Sompting Neighbourhood Plan has been removed from this document. TA decision was made on 17 December 2012 by Adur District Council in liaison with the South Downs National Park Authority to approve the Sompting Neighbourhood Plan area.—An examination into the Plan commenced in July 2018. However on 25th July 2018 Sompting Parish Council agreed to withdraw the Plan from Examination (as the submitted Plan was no longer the version of the Plan that the Parish Council wished to pursue). Although consultation on a subsequent Regulation 14 version was carried out between 7th December 2020 – 15th February 2021, at a meeting of Sompting Parish Council on 9th March 2022 the Parish Council agreed not to progress this Plan any further. Any queries should be directed to Sompting Parish Council.
- Adur Community Infrastructure Levy – a decision was taken by the Council not to proceed with CIL and the timetable has therefore been deleted. However the issue will be kept under review. The Government

has recently (2023) consulted on a proposed Infrastructure Levy which would become a requirement for local authorities

Appendix 1

Current Supplementary Planning Guidance

This table lists the Supplementary Planning Guidance documents produced by Adur District Council will regard as being a material consideration in the determining of planning applications, and how they relate to proposed Supplementary Planning Documents.

Title of Supplementary Planning Guidance	Date Adopted	Description of Document	Proposed to be replaced or updated?
Development Management Standard No. 1: Space Around New Dwellings and Flats	Sept 1990 Updated: Sept 1994 April 1996 Updated again January 2018	This document sets out the Council's minimum standards for residential development. It is largely aimed at the provision of dwelling houses and flats on infill and redevelopment sites	This document remains a material consideration in the determining of planning applications.
Development Management Control Standard No. 2: Extensions and Alterations to Dwellings	Sept 1990 Updated: Sept 1994 April 1996 Updated January 2018	This document sets out the principles used by the Council when assessing planning applications for extensions or alterations to houses or bungalows	This document remains a material consideration in the determining of planning applications.
Flood Risk Management Guide SPD	2015	The Partnership has prepared a Flood Risk Management Guide SPD which identifies requirements for new and improved flood defences and flood adaptation measures. It will sit alongside the JAAP and aid developers in delivering flood defence mitigation measures and ensure a consistent approach to flood defences across the regeneration area.	No proposed review at this point.

Appendix 2: This table lists the documents which the Council regards as being a material planning consideration in the determining of planning applications. They have not, however, been formally adopted as Supplementary Planning Guidance.

Title of Document	Date Adopted	Description of Document	Proposed to be replaced or updated?
Design Bulletin No. 1: Shopfront Design	July 1991 Revised Jan 1994, April 1996, and January 2019.	Sets out design advice for shopfronts in the Shoreham by Sea conservation area	This document was updated in January 2019 to reflect the adoption of the Adur Local Plan 2017.
Design Bulletins No 2: Development Involving Horses in the Countryside	June 1994, updated Sept. 1994, April 1996 and January 2019	Sets out advice and guidance which will be used by the Council when determining planning applications	This document was updated in January 2019 to reflect the adoption of the Adur Local Plan 2017.
Design Bulletin No 3: Shopfront Security	1998, updated January 2019	Describes the range of shopfront security devices which the Council considers to be acceptable in Adur	This document was updated in January 2019 to reflect the adoption of the Adur Local Plan 2017.
Shoreham Renaissance	2006	A strategy for the regeneration of Shoreham town centre to achieve a sustainable community with social, economic and environmental sustainability.	Please note that some site-specific details have been superseded, although other projects/ objectives are ongoing.
Good Practice Guidance for Houseboats	May 2007, updated 2021.	Sets out advice and guidance to advise existing and future houseboat owners on the type of development and changes which are appropriate to the houseboats.	This document was published in 2021

Interim Planning Guidance Note Planning Guidance for Infrastructure Provision	July 2013	This gives advice as to the contributions required towards new infrastructure provision to serve new development under existing saved policies. This includes affordable housing and refers to guidance from West Sussex County Council regarding parking standards.	In due course will be replaced by other SPDs or guidance, and will respond to the Adur Local Plan update as appropriate.
Interim Position Statement, First Homes	May 2022	This sets out Adur District Council's proposed interim policy position around various aspects of First Homes	In due course this matter will be addressed in the updated Adur Local Plan.

Appendix 3: Key Milestones – DPDs and SPDs only (please see above for other documents)

	2023		2024				2025							
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Adur Local Plan Update (DPD)					Reg 18 consultation		Reg 19 Publication	Submission	Examination	Adoption				
Sustainable Energy SPD	Consultation	Adoption												
Green Infrastructure SPD	Preparation and stakeholder engagement			Consultation	Adoption									

Please note:

- Resources may need to be reallocated subject to development of any further Neighbourhood Plans in Adur.
- This table indicates only those DPDs and SPDs being prepared by the Adur and Worthing Planning Policy team. Other documents being led by other officers/ organisations (such as neighbourhood plans) are not indicated here.

This page is intentionally left blank



ADUR DISTRICT COUNCIL

Adur Planning Committee
7 August 2023
Agenda item 9

Ward(s) Affected: All

Sustainable Energy SPD Update 2023

Report by the Director for Place

Officer Contact Details

Chris Jones, Principal Planning Officer
chris.jones@adur-worthing.gov.uk

Executive Summary

1. Purpose

- 1.1 This report presents a draft update of the Supplementary Planning Document (SPD) on Sustainable Energy.

2. Recommendations

- 2.1 Members are asked to comment on the draft SPD prior to public consultation. Any comments will be passed to the Executive Member for Regeneration to inform his decisions on whether to adopt the SPD as planning guidance.

3. Background

- 3.1 The Council adopted a Sustainable Energy SPD in 2019. This was intended to provide guidance to developers on meeting the energy policies set out in the adopted Adur Local Plan 2017 (Adur LP) and the Joint Area Action Plan (JAAP) for Shoreham Harbour. It should be noted that the SPD does not set

new policy; it advises how policy requirements in the adopted Adur LPI 2017 and JAAP can be met.

3.2 Specifically, the draft Sustainable Energy SPD provides guidance on:

- Adur LP, Policy 19: Decentralised Energy, Stand-alone Energy Schemes and Renewable Energy; and
- Adur LP Policy 8: Shoreham Harbour Regeneration Area
- Shoreham Harbour JAAP Policy SH1: Climate change, energy and sustainable building

3.3 The energy policies in the above plans seek to ensure that development delivers secure, affordable, low carbon growth, increases future energy resilience, and helps to deliver the strategic objectives of the government's National Planning Policy Framework (NPPF).

3.4 At the time of writing the 2019 SPD, the Council was exploring the development of a Shoreham Heat Network. This would have supplied space heating and hot water to new development at Shoreham Harbour and Shoreham-by-Sea town centre.

3.5 Delivery of the Shoreham Heat Network is not viable and the Council is not progressing this project. Several developments at the Western Harbour Arm have secured planning permission on the basis that they would connect to this network in future. This has had the unintended consequence of requiring developers to install gas boilers rather than lower carbon heating systems.

3.6 The fact that the Shoreham Heat Network is not being delivered is a material consideration and justifies a deviation from the policies in the adopted plans. It is clearly not feasible to connect to a network which does not exist, and is unlikely to be delivered in the medium term.

3.6 The 2019 SPD strongly encouraged development to achieve carbon emissions at least 20% lower than minimum Building Regulations standards at the time. Since June 2022, new Building Regulations have been in place. Permitted carbon emissions under the new regulations are around 31% lower for residential buildings and 27% lower for non-residential buildings.

4. Proposals

4.1 The draft SPD aims to clarify existing policy in Adur LP and JAAP. It presents clear guidance on how applicants can comply with policy and submit

information to the planning authority in a way which can easily be assessed by development management.

- 4.2 It is intended that training sessions will be offered to development management officers to help them review energy statements on adoption of the draft SPD.
- 4.3 The SPD sets out the national and local policy background, and the principles for meeting policy requirements on sustainable energy. It requires developers to submit an Energy Statement that includes the following:
 1. Baseline energy demand and Target Emission Rate (TER) for each proposed building.
 2. A description of the measures taken to reduce energy demand.
 3. A description of the measures taken to increase energy efficiency.
 4. Energy demand and Dwelling Emissions Rate (DER, for residential buildings) and/or Building Emission Rate (BER, for non-residential buildings) for each proposed building, **before onsite renewable, low and zero-carbon technologies are included.**
 5. A calculation of the minimum requirement for onsite renewable, low and zero-carbon energy generation (10% of total regulated energy demand at Step 4).
 6. A description of the proposed onsite renewable, low and zero-carbon energy generation technologies.
 7. Energy demand and Dwelling Emissions Rate (DER, for residential buildings) and/or Building Emission Rate (BER, for non-residential buildings) for each proposed building, **after onsite renewable, low and zero-carbon technologies are included.**
 8. A description of the measures proposed to avoid overheating.
 9. For non-residential buildings, a BREEAM design stage assessment.
- 4.4 The baseline energy demand and Target Emissions Rate are calculated using the current Building Control methodology. These refer to a notional building and describe the minimum permitted standard.
- 4.5 Applicants are required to submit descriptive information on the measures taken to reduce energy demand. This includes passive design measures such

as site and building orientation and layout, solar gain, thermal mass and storage, natural ventilation and landscaping.

- 4.6 Applicants are required to submit descriptive information on the measures taken to increase energy efficiency. This includes the building fabric, insulation, air-tightness, thermal bridging and energy efficient fittings and appliances.
- 4.7 Applicants must then provide a calculation of the energy demand and emissions for the designed building, **before** including onsite renewable, low and zero-carbon energy. This will be calculated using the current Building Control methodology. Adur LP Policy 19 requires a minimum of ten percent of energy demand to be met from onsite renewable, low and zero carbon energy. Applicants are asked to provide information on the proposed energy technologies.
- 4.8 Applicants must then provide a calculation of the energy demand and emissions for the designed building, **after** including onsite renewable, low and zero-carbon energy. This will be calculated using the current Building Control methodology. This will enable developers to demonstrate that they have met the minimum requirement for onsite renewable, low and zero-carbon energy. It will also demonstrate any improvement over building control standards.
- 4.9 Developers are also asked to provide descriptive information on the proposed measures to reduce overheating. This is an increasingly significant issue in development, and likely to worsen with climate change.
- 4.10 Finally developers are asked to provide a BREEAM design stage assessment for non-residential buildings to demonstrate compliance with the following standards:
- **Excellent** for non-residential development in the Shoreham Harbour Regeneration Area
 - **Very good** for development elsewhere in the Adur Local Plan area.
- 4.11 Subject to approval, the draft SPD will be subject to public consultation for a period of four weeks, in accordance with regulations and the Council's Statement of Community Involvement.

5 Financial Implications

- 5.1 The document was part of the Planning Policy team's general work programme. Any expenditure that has been incurred to date has been contained within existing budget resources.

Finance Officer: Sarah Gobey Date: 24th July 2023

6 Legal Implications

- 6.1 The content of the Draft SPD reflects the following legislation: Planning and Compulsory Purchase Act 2004, Climate Change Act 2008, Planning and Energy Act 2008. It also reflects the National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG).
- 4.2 The NPPF confirms that SPDs should only be used where justified and where they can help applicants make successful applications. Part 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out statutory requirements for the preparation of SPDs, which includes an obligation to consult.

Legal Officer: Caroline Perry Date: 25th July 2023

Background Papers

- Draft Sustainable Energy Supplementary Planning Document

Contact Officer:

Chris Jones

Principal Planning Officer

Planning Policy

01273 263243

chris.jones@adur-worthing.gov.uk

Schedule of Other Matters

1.0 Council Priority

- 1.1 The Adur Local Plan 2017 includes Policy 16: A Strategic Approach to the Historic Environment which commits to producing and reviewing character appraisals, encouraging appropriate and productive use of heritage assets and working with other parties to ensure that Adur's historic environment is conserved.

2.0 Specific Action Plans

- 2.1 Matter considered and no issues identified

3.0 Sustainability Issues

- 3.1 Matter considered and no issues identified

4.0 Equality Issues

- 4.1 Matter considered and no issues identified

5.0 Community Safety Issues (Section 17)

- 5.1 Matter considered and no issues identified

6.0 Human Rights Issues

- 6.1 Matter considered and no issues identified

7.0 Reputation

- 7.1 Matter considered and no issues identified

8.0 Consultations

- 8.1 The Conservation Area Character Appraisals, proposed boundary changes, and proposed Article 4 Directions will be subject to statutory public consultation.

9.0 Risk Assessment

9.1 Failure to periodically review conservation areas is in conflict with statutory legislation and national planning policies.

10.0 Health & Safety Issues

10.1 Matter considered and no issues identified

11.0 Procurement Strategy

11.1 Matter considered and no issues identified

12.0 Partnership Working

12.1 Matter considered and no issues identified



ADUR DISTRICT COUNCIL

Draft Supplementary Planning Document

Sustainable Energy

Public Consultation

September 2023



**ADUR DISTRICT
COUNCIL**

This draft Sustainable Energy Supplementary Planning Document (SPD) is intended to provide guidance to developers on meeting the sustainable energy policies set out in Adur Local Plan 2017 (ALP) and the Submission Shoreham Harbour Joint Area Action Plan (JAAP) (2019). Once adopted it will supersede the earlier Sustainable Energy SPD (adopted in 2019).

The SPD provides further guidance on policies in the two development plan documents. It describes how developers can demonstrate that policy requirements have been met by; undertaking an assessment of energy demand; developing a strategy to reduce energy demand and to meet that demand through the provision of sustainable energy generation technologies; and developing an Energy Statement to support planning applications.

This guidance relates to:

- Major residential and non-residential developments proposed in the Adur Local Plan area.
- Major and non-major residential and non-residential development proposals (excluding household applications) within the Shoreham Harbour Regeneration Area.

These developments are required to meet energy policy requirements and submit an Energy Statement. However, this SPD encourages *all developments* to submit an Energy Statement to demonstrate how they are delivering clean, smart, sustainable, development, in the spirit of wider sustainability objectives of the development plans.

The purpose of the energy policies in the plans are to ensure that development delivers secure, affordable, low carbon growth, increases future energy resilience, and helps to deliver the strategic objectives of the government's National Planning Policy Framework (NPPF) (2021).

Adur District Council is committed to increasing renewable and low carbon decentralised energy through its development plans. The Council has committed to the UK100 Cities target of 100% clean energy by 2050. The requirement for renewable and low carbon energy in proposed development is aligned with the National Planning Policy Framework which requires all local planning authorities to deliver radical reductions in greenhouse gas emissions and support renewable and low carbon energy.

This SPD updates the previous version, adopted in 2019. The update is necessary because:

- Amendments to Building Regulations and the relevant approved documents commenced on 15 June 2022¹. These changes have affected standards in relation to ventilation, energy and carbon emissions, electric vehicle charging infrastructure and overheating.
- The proposed Shoreham Heat Network is not currently viable, and the Council is no longer actively promoting this project.

These material changes impact the implementation of policies in the ALP and JAAP. This update clarifies the Council's policy position and how developers can demonstrate compliance.

¹See [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2021](#)

I What is the policy background?

Legislation

1.1 The following legislation provides the national context for the local policies:

The [Planning and Compulsory Purchase Act 2004](#) sets out the legislative framework for development planning in England. The Act requires that:

Development plan documents must (...) include policies designed to secure that the development (...) contribute to the mitigation of, and adaptation to, climate change².

1.2 The [Climate Change Act 2008](#) introduced a statutory target to reduce carbon dioxide and other greenhouse gas emissions by at least 80% below 1990 levels by 2050³. To meet this target, the UK will need to reduce emissions by at least 3% a year. Five carbon budgets have been set in law which set out interim targets for the UK. The current budget requires a minimum 57% reduction in carbon emissions by 2030.

1.3 The [Planning and Energy Act 2008](#) allows local planning authorities to impose reasonable requirements for:

- a) *a proportion of energy used in development in their area to be energy from renewable sources in the locality of the development;*
- b) *a proportion of energy used in development in their area to be low carbon energy from sources in the locality of the development;*
- c) *development in their area to comply with energy efficiency standards that exceeds the energy requirements of building regulations.⁴*

1.4 A Written Material Statement (2015) proposed the removal of Part (c) to exempt residential dwellings. However this has not been brought into force, and the provisions of the act remain in place. The government has stated that local planning authorities are not restricted in their ability to require energy efficiency standards above building regulations.⁵

² Section 19 (1A) of the Planning and Compulsory Purchase Act 2004, as amended by Section 182 of the Planning Act 2008.

³ Section 1 of the Climate Change Act 2008.

⁴ Section 1 (1) of the Planning and Energy Act 2008.

⁵ Government response to the draft revised National Planning Policy Framework consultation (p.48) (2018)

National policy

- 1.5 The [National Planning Policy Framework \(NPPF\) \(2021\)](#) sets out the government's planning policies for England and how these are expected to be applied. The NPPF requires plans to adopt proactive strategies to mitigate and adapt to climate change, in line with the provisions and objectives of the Climate Change Act 2008.

152. The planning system should support the transition to a low carbon future in a changing climate ... It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience ... and support renewable and low carbon energy and associated infrastructure.
154. New development should be planned for in ways that ... can help to reduce greenhouse gas emissions, such as through its location, orientation and design ...
155. To help increase the use and supply of renewable and low carbon energy and heat, plans should:
- provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);
 - consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and
 - identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for colocating potential heat customers and suppliers.
156. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.
157. In determining planning applications, local planning authorities should expect new development to:
- comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
 - take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
158. When determining planning applications for renewable and low carbon development, local planning authorities should:
- not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
 - approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

- 1.7 [Planning Practice Guidance \(PPG\)](#) is an online resource which provides additional and detailed guidance on aspects of the NPPF. PPG highlights the importance of addressing climate change as one of the key land use planning principles.⁶ Increasing the amount of energy generated from renewable and low carbon technologies is important to ensure future energy security, and to reduce greenhouse gas emissions to slow down climate change. PPG highlights the importance of enabling and encouraging decentralised energy opportunities, such as district heating and cooling⁷.

Local Policy

Adur Local Plan 2017

- 1.10 The [Adur Local Plan](#) (adopted December 2017) provides a comprehensive vision and strategy for the future of Adur until 2032. Key challenges for the Plan include the need to: improve infrastructure; address climate change; work towards achieving sustainability; and to balance development and regeneration requirements against the limited physical capacity of Adur without detriment to environmental quality.
- 1.11 To meet its obligations under the legislation and national policy context set out above, Adur Local Plan includes the following policies:

ALP Policy 18: Sustainable Design

Residential:

All new dwellings must achieve a water efficiency standard of no more than 110 litres/person/day (lpd).

Non-residential:

Non-domestic floorspace must achieve a minimum standard of BREEAM 'Very Good' with a specific focus on water efficiency.

Developers will be expected to provide certification evidence of the levels for BREEAM at the design stage and on completion of development.

⁶ Paragraphs 6-001 - 6-002 of the Planning Practice Guidance.

⁷ Paragraph 6-009 of the Planning Practice Guidance.

ALP Policy 19: Decentralised Energy, Stand-alone Energy Schemes and Renewable Energy

An assessment of the opportunities to use low carbon energy, renewable energy and residual heat/ cooling for both domestic and non-domestic developments must be provided with any major planning application. This must include details of:

- Any new opportunities for providing or creating new heating/cooling networks.
- The feasibility of connecting the development to existing heating / cooling / CHP networks where these already exist.
- Opportunities for expansion of any proposed networks beyond the development area over time, and to plan for potential expansion.

Where viable and feasible, commercial and residential developments in areas identified in the Shoreham Harbour Heat Network Study (2015) will be expected to connect to district heating networks where they exist.

Stand-alone energy schemes will also be supported subject to compliance with other policies in this Plan.

All new major development will be expected to incorporate renewable/low carbon energy production equipment to provide at least 10% of predicted energy requirements.

1.12 This supplementary planning document provides further detail on how to prepare an Energy Statement to accompany planning applications for major development.⁸ The purpose of an Energy Statement is to demonstrate that climate change mitigation measures comply with Policy 19 of the Adur Local Plan. The Energy Statement enables developers to demonstrate the proposals contribution to reducing carbon emissions in accordance with the energy hierarchy:

1. Be lean: use less energy
2. Be clean: supply energy efficiently
3. Be green: use renewable energy

1.13 The Energy Statement ensures sustainable energy is an integral part of the development's design and evolution. Smaller developments are also encouraged to meet the standard and submit an Energy Statement.

Heating and cooling networks

1.14 Decentralised heating and cooling systems and networks can provide an extremely cost effective approach to minimising CO₂ emissions, especially where networks can be expanded to accommodate new and existing developments over time. Heating and hot

⁸ Major development is defined in the [Town & Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) as 10 or more dwellinghouses, or sites of 0.5 hectares or more where it is not known if the development will have 10 or more dwellinghouses; the provision of a building or buildings where the floorspace to be created is 1,000m² floorspace or more, or development on sites of 1 hectare or more.

water for buildings account for 40% of UK energy use and 20% of greenhouse gas emissions. The Climate Change Committee estimates that district heating can meet 20% of domestic heating and hot water needs by 2030. The Clean Growth Strategy (2017) includes policies to roll out low carbon heating, and phase out the installation of high carbon fossil fuel heating.

- 1.15 Although the Council is no longer progressing the Shoreham Heat Network, larger developments may provide opportunities to deliver new heating/cooling networks. **All proposals for major development must include an assessment of the opportunities for decentralised heating and cooling networks.**

Renewable and low carbon energy generation

- 1.16 Building related energy consumption is a significant contributor to greenhouse gas emissions. The hierarchy of reducing demand; using energy efficiently; supplying energy efficiently and then using appropriate on-site renewable/low carbon energy generation is the most cost-effective means of reducing energy consumption and greenhouse gas emissions for new developments.
- 1.17 **All major development is expected to incorporate renewable/low carbon generation of a minimum of 10% of predicted energy requirements. This will be calculated from total energy requirements (regulated and unregulated).**
- 1.19 See Section 2 for guidance on how to address low and zero carbon energy generation in the Energy Statement.
- 1.20 Adur District Council is working in partnership with Brighton & Hove City Council and West Sussex County Council to regenerate Shoreham Harbour and surrounding areas. Policy 8 of the Adur Local Plan makes specific requirements for development within the regeneration area.

ALP Policy 8: Shoreham Harbour Regeneration Area (excerpt)

New development at the harbour will be expected to meet high standards of environmental efficiency and a Sustainability Statement will be required as supporting information to accompany all development proposals in the parts of the Shoreham Harbour Regeneration Area within Adur. The Sustainability Statement should be set out in accordance with the Sustainability Statements Guidance Note for Shoreham Harbour Regeneration Area.

Development will be expected to incorporate low and zero carbon decentralised energy generation, in particular heat networks, and required to either connect, where a suitable system is in place (or would be at the time of construction) or design systems so they are compatible with future connection to a network.

- 1.21 **All development proposals within the Shoreham Harbour Regeneration Area are required to submit a Sustainability Statement.** The energy assessment required by Policy 19 of the Adur Local Plan, and this SPD, should be incorporated into the Sustainability Statement.

Shoreham Harbour Joint Area Action Plan

- 1.22 The councils adopted the [Shoreham Harbour Joint Area Action Plan](#) in October 2019. Policy SH1: Climate change, energy and sustainable building requires all new development within the regeneration area to incorporate low and zero carbon decentralised energy opportunities:

JAAP Policy SH1: Climate change, energy and sustainable building (excerpt)

1. Development proposals should demonstrate how they maximise opportunities to support local sustainability objectives and commitments.
2. A completed Sustainability Checklist will be required to accompany all development proposals in the areas of the harbour within Brighton & Hove. A Sustainability Statement will be required to accompany all development proposals within Adur
3. All new commercial buildings should meet the BREEAM 'excellent standard'.
4. Where it is feasible and viable, development should seek to achieve zero carbon status, in particular within the four site allocations. This will include the use of passive design measures. Proposals must demonstrate good thermal performance and air tightness to prevent heat loss.
5. Developers should demonstrate how they can contribute towards the regeneration partnership's objective of becoming a hub for renewable energy generation.
6. The councils will support proposals for low and zero carbon energy generation, including solar photovoltaics.

Decentralised energy, heating and cooling networks

7. All new development will be expected to incorporate low and zero carbon decentralised energy generation, including heating and cooling. The councils will support the development of heating and cooling networks and associated infrastructure. All development proposals must demonstrate that heating and cooling systems have been selected in accordance with the heating and cooling hierarchy as set out in Table 1.

Table 1: Heating and cooling hierarchy

System	
1.	Connection to existing heating/cooling network
2.	Site-wide heating/cooling network
3.	Building-wide heating/cooling network
4.	Individual heating/cooling systems
Technology	
1.	Renewable/waste energy sources (such as biomass, heat pumps, solar thermal)
2.	Low carbon technologies (such as CHP)
3.	Conventional systems (such as gas or direct electric)

8. Where no heat network is in place, development proposals must be designed to be connection ready, and will be expected to demonstrate that all specifications below have been met:

- All buildings must use a centralised communal wet heating system rather than individual gas boilers or electric heating.
- All buildings must allow adequate plant room space to allow for connection at a later date. (the exact requirement to be agreed with the councils and their representatives).
- Plant rooms must be situated to consider potential future pipe routes. The developer must identify and safeguard a pipe route to allow connection between the building and the highway or identified network route where available.
- The developer must not in any other way compromise or prevent the potential connection.

Shoreham Heat Network

9. Development within the proposed Shoreham Heat Network area will be required to connect to district heating networks where they exist, or incorporate the necessary infrastructure for connection to future networks.

- 1.23 The energy statement should demonstrate that the requirements of these policies have been met. There are currently no heating/cooling networks in Adur and the Council is no longer progressing the Shoreham Heat Network project. However, there is potential for significant reductions in carbon emissions through delivering a site-wide heating/cooling that has the potential to connect to a wider network at a later date

2 What are the principles for meeting planning requirements on sustainable energy?

The Energy Statement

- A. The Council requires an Energy Statement to be submitted for:
- Major residential and non-residential developments⁸ proposed in the Adur Local Plan area.
 - Major and non-major residential and non-residential development proposals (excluding household applications) within the Shoreham Harbour Regeneration Area (as part of the Sustainability Statement) (see Map, Appendix 4)
- B. The Council strongly encourages an Energy Statement to be submitted for all other development proposals demonstrating carbon emissions reductions beyond current Building Regulations compliance.
- C. The Energy Statement should demonstrate the proposal's contribution to radical reductions in greenhouse gas emissions in accordance with the following energy hierarchy:
1. Reduce energy demand
 2. Energy efficiency
 3. Onsite renewable, low and zero-carbon technologies
- D. As a minimum, the Energy Statement should include:
1. Baseline energy demand and Target Emission Rate (TER) for each proposed building.
 2. A description of the measures taken to reduce energy demand.
 3. A description of the measures taken to increase energy efficiency.
 4. Energy demand and Dwelling Emissions Rate (DER, for residential buildings) and/or Building Emission Rate (BER, for non-residential buildings) for each proposed building, **before onsite renewable, low and zero-carbon technologies are included.**
 5. A calculation of the minimum requirement for onsite renewable, low and zero-carbon energy generation (10% of total regulated energy demand at Step 4).
 6. A description of the proposed onsite renewable, low and zero-carbon energy generation technologies.

⁸ Major development is defined in the [Town & Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) as 10 or more dwellinghouses, or sites of 0.5 hectares or more where it is not known if the development will have 10 or more dwellinghouses; the provision of a building or buildings where the floorspace to be created is 1,000m² floorspace or more, or development on sites of 1 hectare or more.

7. Energy demand and Dwelling Emissions Rate (DER, for residential buildings) and/or Building Emission Rate (BER, for non-residential buildings) for each proposed building, **after onsite renewable, low and zero-carbon technologies are included.**
8. A description of the measures proposed to avoid overheating.
9. For non-residential buildings, a BREEAM design stage assessment.

IMPORTANT:

A draft Energy Statement should be prepared during design stages. If the proposal is subject to pre-application advice, it is recommended that a draft Energy Statement is submitted for pre-application stage discussions.

A full Energy Statement should be submitted with the full planning application.

The Energy Statement must include a non-technical summary.

1. Baseline energy demand and emissions

- A. The Energy Statement must establish the baseline energy demand and carbon emissions for the proposed development.
- B. For residential buildings, energy demand and Target Emissions Rates (TER) will be established using the most recent version of the Standard Assessment Procedure (SAP)⁹.
- C. For non-residential buildings, energy demand and Target Emissions Rates will be established using the National Calculation Methodology (NCM)¹⁰
- D. Unless it is proposed that the building will be heated by gas, the modelled demand and emissions should be modelled on an electric heating system.

2. Reducing energy demand

- A. The Energy Statement must set out the measures taken to reduce energy demand. This will include:

Orientation and layout

- B. By ensuring passive design elements are optimised to reduce the need for artificial lighting, heating and cooling, the design of buildings can play a significant role in reducing a building's overall energy demand. It is also important to balance this approach by minimising overheating in the summer. See the guidance below on [overheating](#).

⁹ [SAP 10.2](#) (at the time of publication of this SPD).

¹⁰ Calculations may be carried out by either dynamic simulation model (DSM) or Simplified Building Energy Model (SBEM).

- C. **Site layout and relationship between buildings and adjacent uses** - All development should maximise the potential for passive solar gain¹¹. Early in the design process the site layout, landscape and relationship between buildings should be considered in relation to the aim to maximise the capture and use of passive solar energy whilst avoiding excessive solar gain in summer. It is important to avoid the over-shadowing of the solar orientation of buildings. Site layout should also use landform and landscape to provide shelter to minimise heat losses in winter and adequate shade in summer.
- D. **Building orientation and form** - To minimise heating, lighting and cooling demands, all development should use building orientation, form and the layout of rooms to ensure those spaces that require most warmth and daylight receive most passive solar gain and those spaces that need least warmth/daylight receive least. Use of a simple external building form (minimising surface area in relation to volume) can reduce heat loss. Where site constraints restrict suitable orientation or form, the Council will expect innovative techniques or approaches to be used to maximise daylight and increase solar gain, for example the use of sun pipes¹².
- E. **Residential solar gain** - If possible building axis should be orientated in an east-west direction to provide optimum solar gain. This can reduce a home's heating and cooling costs by up to 85%. Where possible, habitable rooms (such as living rooms and bedrooms) should be located on the south elevation to maximise heating and light from the sun, particularly in the winter. Potential for excessive gain in the summer should however be taken into account. On sites where building are orientated on a north-south axis, they should be angled to maximise heating in the morning and evening when it's needed most. This will also help minimise overshadowing between buildings due to the shadow angle created by the sun's path. It is preferable if habitable rooms are on the west elevation to maximise light and heating later in the day.
- F. **Non-residential solar gain** - Commercial properties are usually occupied during the day and often need to minimise solar gain because of heat intensive uses (such as computer use). An east-west axis is preferable with glazing on the north elevation to maximise light and prevent excessive heat gain.
- G. To avoid overheating in summer months buildings should incorporate eave design to allow shading, support shading devices and use green infrastructure in surrounding spaces to increase shading (see guidance on overheating at page 16).
- H. **Provide thermal mass and storage** - Thermal mass involves using the mass of the buildings to moderate the temperature. It should not be confused with insulation and u-values; it is a passive design feature, not a method of insulation. Materials have a capacity to absorb and store heat and ultimately release it when it is cooler. It is of most value when there are temperature fluctuations, i.e. between day and night. Materials such as concrete and bricks have a higher thermal mass and others such as timber have a low thermal mass. However, the design and use of thermal mass will depend on context and needs to be considered in relation to the specific building. For example, in highly insulated buildings,

¹¹ Making the best use of solar energy to heat and illuminate buildings

¹² Sun pipes are a natural lighting system that channels natural daylight from roofs to indoor environments.

with some mechanical ventilation (such as Passivhaus) there will be less temperature fluctuations and high thermal mass could cause potential for overheating.

- I. **Provision of natural ventilation** - This is the process of supplying and removing air through an indoor space without using mechanical systems. This enables the flow of external air to an indoor space as a result of pressure or temperature differences.
- J. **Planting and soft landscaping** - Vegetation, trees, green roofs and green walls are also important for reducing energy required to cool buildings. They provide shade and stabilise microsystems. Trees can also help with CO₂ absorption and they trap particles so have an air quality benefit.

3. Improving Energy efficiency

- A. The Energy Statement must set out the measures taken to increase energy efficiency. This will include:

Fabric First approach

- B. Once the demand for energy has been reduced, measures to make the best use or most efficient use of energy should be considered. The energy efficiency of a building is influenced by the use of space, insulation and materials within a building. Making the building fabric perform more efficiently tends to be those measures which fall within building regulation process. This means that proposed buildings should have external walls, roofs, floors, windows and doors that are super insulated, airtight and wind tight. Window and doors should incorporate high performance glazing.
- C. **Insulation** - Thermal insulation is an important way of improving energy efficiency by reducing the heat losses through the fabric of the building. The thermal insulating properties of building structures are compared using U-values¹³. The U-value is a measure of how readily heat will flow through the structure and describes how much energy in watts (W) can pass through material from inside to outside. The lower the U-value, the less heat is transferred through it, so the more efficient it is. The most efficient buildings have a continuous insulation around the building envelope.
- D. **Air-tightness** - An airtight building envelope is draught-free, so ensures high energy efficiency and internal comfort. To enable a continuous air tight barrier, gaps in the fabric should be minimised. Measures include sealing joints and gaps around windows and door frames. Reducing the air permeability of the fabric requires controlled ventilation to minimise build-up of moisture, CO₂ and other internal pollutants. For low energy homes an air permeability of 3m³/h.m² @50pa or below should be targeted to enable efficient heat recovery ventilation.

¹³ The U-value is a measure of how readily heat will flow through the structure, and describes how much energy (Watts) can pass through 1m² of material from inside to outside at a temperature differential of 1 Kelvin (K).

- E. **Thermal bridging** - This is where heat is lost through a material that is more conductive than the surrounding materials, such as a metal fastener or concrete beam, or where a wall meets an external wall. Significant thermal bridges should be designed out.

Other energy efficiency measures

- F. In addition to changes to the fabric of the building the Council will expect internal lighting, services and appliances to be energy efficient.

4. Energy demand and emissions before onsite energy generation is included.

- A. The Energy Statement must include a calculation of the energy demand and carbon emissions for the proposed development **before onsite renewable, low and zero-carbon generation is included.**
- B. For residential buildings, energy demand and Dwelling Emission Rates (DER) will be established using the most recent version of the Standard Assessment Procedure (SAP).
- C. For non-residential buildings, energy demand and Building Emission Rates (BER) will be established using the National Calculation Methodology (NCM)

5. The minimum onsite energy generation requirement

- A. The Energy Statement must establish the minimum requirement for onsite renewable, low and zero-carbon energy generation. This will be equal to 10% total energy demand, as calculates at Step 4 (above).

6. Onsite renewable, low and zero-carbon energy technologies

- A. For buildings to maximise carbon reduction and move beyond building regulations towards net zero carbon, the residual energy requirements (once the design and fabric of new development has minimised the energy needed for heating, cooling and powering) should be supplied as efficiently as possible using renewable, low and zero-carbon energy.
- B. Zero carbon technologies are those that harness renewable non fossil fuel energy to create heat or generate electricity. They are called zero carbon because they produce no carbon dioxide (CO²) emissions when producing heat or power. These technologies are sometimes referred to as micro generation, producing heat or energy locally on a small scale. Low carbon technologies are those that use fossil fuels in a highly efficient way.

Using low carbon heating and cooling systems

- C. Heating is the most essential component of the UK's current residential energy consumption. Gas boilers make a large contribution to the greenhouse gas emissions from homes. Alternative heating systems are therefore encouraged, such as heat pumps. Heat pumps are generally more energy efficient than standard panel heating, particularly if used on a communal scale (small number of dwellings or a block of flats)¹⁴. The siting of air

¹⁴ Useful information about the efficiency of different heat pumps from the British Research Establishment (BRE): <http://www.bregroup.com/heatpumpefficiency/index.jsp>

source heat pumps on buildings should be carefully considered to take account of potential noise impacts.

- D. On a larger scale, a heat network or district heating distributes heat generated at a central location to a number of residential and non-residential buildings. The Climate Change Committee estimates that if the UK is to meet its carbon targets cost effectively, around 18% of UK heat will need to come from heat networks¹⁵. Various sources of heat can be used. A district heating scheme provides heat from a central source and distributes it to multiple buildings. Electric heat pumps and/or renewable energy are heat sources that are becoming increasingly popular in heating networks and are key in the move towards net zero carbon buildings.
- E. It is essential that heat networks are installed and operated appropriately. Design of heat networks should achieve the best practice standards of the ADE & CIBSE Code of Practice for Heat Networks. Impact on air quality must also be taken into account.
- F. In Adur there are currently no existing district heating networks, so connecting to existing networks is not possible. However, the Council recommend that large-scale development seeks to establish district heating networks and if this is not feasible, applicants should at least consider installing heating and cooling equipment that is capable of connection at a later date. Large-scale mixed use development is most suitable because it enables good anchor load and diversity of heat demand. To facilitate the consideration of district heating potential all major new development should assess the feasibility of providing new district heating network. The Council recognises that low temperature, fossil free district heating is the most sustainable option.

Incorporating renewable energy

- G. The use of onsite renewable technologies is encouraged to increase CO² emissions, particularly for those developments seeking to achieve net zero carbon developments. The table below sets out a list of renewable energy technologies and their suitability in Adur. It is acknowledged that new technologies may also be developed so the Council will also consider alternative proposals if relevant.

Overview of renewable technologies and suitability in Adur:	
Renewable Technology	Suitability
Solar PV	Yes
Micro Wind	No, unlikely to be economic because of poor energy yields experienced in practice.
Large scale wind	Yes, if in a suitable location and allocated in a local plan.

¹⁵ Heat Networks www.gov.uk/guidance/heat-networks-overview.

Biomass boilers	Unlikely to be supported within an Air Quality Management Area or where it may impact on residents unless it can be clearly demonstrated that there will be no adverse impact on air quality.
Solar thermal	Yes
Air source heat pumps	Yes, where communal solutions are not possible
Ground source heat pumps	Yes, where communal solutions are not possible
Water source heat pumps	Yes, best suited to large scale communal heating solutions

H. The feasibility of the renewable energy proposal should be considered in relation to the site context. Where relevant, appropriate licenses should be sought from the regulation body. For example water and ground source heat pumps may require licenses from the Environment Agency in some instances. It is recommended that early discussions take place with the relevant organisation to ensure the appropriate technology is selected in the appropriate location.

Feasibility and viability

- I. If an applicant does not consider it feasible to meet the minimum requirement for onsite renewable, low and zero-carbon technologies, the Energy Statement must demonstrate that all options have been explored and appraised.
- J. If an applicant does not consider it viable feasible to meet the minimum requirement for onsite renewable, low and zero-carbon technologies, the Energy Statement must be accompanied by a full open-book viability appraisal clearly demonstrating that this is the case.
- K. The Council may seek independent advice to review the feasibility and/or viability evidence submitted. The cost of this review will be borne by the applicant.
- L. The Council will consider the potential benefits of a development by weighing these against the resulting harm from non-compliant development.
- M. The Council will expect applicants to identify and install those measures that are feasible and/or viable.
- N. Where development is phased, the Council may require a review of viability and/or feasibility evidence.

7. Energy demand and emissions before onsite energy generation is included.

- A. The Energy Statement must include a calculation of the energy demand and carbon emissions for the proposed development **after onsite renewable, low and zero-carbon technologies included.**
- B. For residential buildings, energy demand and Dwelling Emission Rates (DER) will be established using the most recent version of the Standard Assessment Procedure (SAP).
- C. For non-residential buildings, energy demand and Building Emission Rates (BER) will be established using the National Calculation Methodology (NCM).
- D. The Energy Statement should clearly state the proportion of energy demand which is met from onsite renewable, low and zero-carbon technologies, and reductions in greenhouse gas emissions beyond building control requirements.

8. Overheating

- A. Overheating is an increasingly significant issue and is expected to worsen significantly with climate change. When applicants address the guidance in the energy reduction section of this SPD to maximise solar gain and improve the fabric performance of buildings, it is essential this is considered alongside measures to reduce overheating. High indoor temperatures can have a detrimental impact on quality of life and excessive or prolonged high temperatures significantly affect the health and well-being of occupants. There are approximately 2,000 heat related deaths each year in the UK. In urban areas summer temperatures are predicted to rise by between 2 and 4 degrees by 2050¹⁶.
- B. The 'urban heat island effect' is a phenomenon whereby urban temperatures are higher than the surrounding rural areas due to heat being stored and 'trapped' within building structures. The result is urban centres that can be a lot warmer than the surrounding countryside, especially at night. According to the South East Climate Change Partnership the urban heat island currently adds up to a further 5-6°C to summer night temperatures and will intensify in the future. Consequently, overheating of the external environment needs also to be addressed and developers must have regard to the heat island effect on any urban development.
- C. Air conditioning is often used to cool buildings, particularly offices. However, this increases carbon emissions and is costly for consumers to purchase and maintain. Therefore other mitigation measures should be prioritised.

Cooling Hierarchy

- D. To minimise overheating, applicants are encouraged to follow the cooling hierarchy set out below:

¹⁶ UKGBC (2020) Policy play book: <https://www.ukgbc.org/wp-content/uploads/2020/03/The-Policy-Playbook-v.1.5-March-2020.pdf>

The cooling hierarchy:



- E. It is recommended that thermal modelling is used to understand the performance of a proposed new development, with buildings designed and built to meet CIBSE's (Chartered Institute of Building Service Engineers) latest overheating standards. As part of this, consideration should also be given to future climate scenarios, for example using CIBSE future weather data. Where officers have concerns about the potential for overheating, a planning condition may be used to secure overheating analysis, for example for a sample of units on a site.

Passive design

- F. Whilst solar gain helps minimise energy use (see [energy reduction](#) above) it is important it is controlled to prevent overheating. Different measures of solar control include considering the size, type and location of window openings and glazing, the use of shading devices (such as brise soleil¹⁷) and the use of green roofs and shading for shading and evaporative cooling.
- G. Roof design and planting of vegetation can reduce solar glare, whilst still allowing in daylight and warmth from the sun. Building fabric measures (as detailed in the [energy efficiency](#) section of this SPD) also help cooling. A well-insulated, airtight building prevents heat penetrating and minimises uncontrolled air permeability. Using materials with high thermal mass, stores heat in the day and dissipate it at night, usually via a ventilation system.

Passive/natural cooling

- H. The next stage in the hierarchy is using natural ventilation to circulate natural air around a building, without the use of a mechanical cooling system. It should be noted that there may be circumstances (such as proximity to noise or air pollution sources) where this is not suitable so the local context is important. Some of the different techniques that can be used include:
- Cross ventilation- Simple passive cooling with openable windows.
 - Passive stack ventilation- Uses ducts to circulate air around the building. Brings cool air in and expels warm air from the top of the building.
- I. Single aspect dwellings should be avoided for all schemes as effective passive ventilation can be difficult or impossible to achieve. Windows and/or ventilation panels should be designed

¹⁷ A device, such as a perforated screen or louvres, for shutting out direct or excessive sunlight.

to allow effective and secure ventilation. In winter when passive ventilation is not required vents can be closed.

Mixed mode cooling

- J. The third stage of the hierarchy encourages the use of local mechanical ventilation/cooling where required to supplement the above measures using (in order of preference): firstly low energy mechanical cooling (e.g. fan powered ventilation with/without evaporative cooling or ground coupled cooling); Secondly, air conditioning, which is not a preferred approach as these systems are energy intensive. This approach provides more control over the internal temperature.

Mechanical ventilation/cooling system

- K. This approach involves using a whole building mechanical ventilation/ cooling system, such as using air conditioning throughout an office building. This approach should be the last resort and the lowest carbon systems should be used.

9. BREEAM assessment

- A. For non-residential buildings, a BREEAM design stage assessment must be submitted. The minimum standards are:
- **Excellent** for non-residential development in the Shoreham Harbour Regeneration Area
 - **Very good** for development elsewhere in the Adur Local Plan area.

This page is intentionally left blank



Adur Planning Committee
7 August 2023
Agenda item 10

ADUR DISTRICT COUNCIL

Ward(s) Affected: Manor, Peverel

Conservation Area Character Appraisal Reviews: North Lancing and Sompting Conservation Areas

Report by the Director for Place

Officer Contact Details

Chris Jones, Principal Planning Officer
chris.jones@adur-worthing.gov.uk

Executive Summary

1. Purpose

1.1 This report updates Members of the Planning Committee on the review of character appraisals undertaken for the following conservation areas:

- North Lancing
- Sompting

1.2 Members are asked to comment on the draft character appraisals. These comments will be passed to the Executive Member for Regeneration to inform decisions on the consultation and adoption of the character appraisals, proposed boundary changes and the making and confirmation of Article 4 Directions for the conservation areas.

2. Recommendations

2.1 That the Planning Committee recommends that the Executive Member for Regeneration authorises:

- Public consultation on the revised draft character appraisals for North Lancing Conservation Area and Sompting Conservation Area
- Public consultation on the proposed boundary changes of North Lancing Conservation Area and Sompting Conservation Area

Following the consultation on the revised draft character appraisals and proposed boundary changes:

- Making and consulting on Article 4 Directions for North Lancing Conservation Area and Sompting Conservation Area under the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
- Confirmation of the Article 4 Directions under the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

3. Background

- 3.1 Conservation Areas were introduced through the Civic Amenities Act of 1967. A conservation area is an “area of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve or enhance”. There are seven conservation areas within Adur. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to:
- Keep its conservation areas under review
 - Prepare policies and proposals for the preservation and enhancement of the character or appearance of its conservation areas
 - Pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in exercising its planning function.
- 3.2 Designation of a conservation area introduces a further level of control over the way that individual owners can alter their properties, in order to allow local planning authorities to exercise their duty to preserve or enhance the character or appearance of the conservation area under Section 72[1] of the Act.
- 3.3 The National Planning Policy Framework (NPPF) sets out Government policy and guidance on the protection of conservation areas and other elements of the historic environment. Local Planning Authorities must ensure that an area justifies such status because of its special architectural or historic interest, and

that the concept of conservation is not devalued through the designation of areas that lack special interest (NPPF paragraph 191). Historic England's guidance on Conservation Areas advises that there are many benefits to a character appraisal, including as a tool to demonstrate any areas of special interest and in providing a basis for development control and informing management proposals.

- 3.4 The Adur Local Plan 2017 includes place specific policies relevant to the settlements considered in the character appraisals. It also includes Policy 16: A Strategic Approach to the Historic Environment which commits to producing and reviewing character appraisals, encouraging appropriate and productive use of heritage assets and working with other parties to ensure that Adur's historic environment is conserved.
- 3.5 Policy 17: The Historic Environment sets out the development management framework within which proposals for change to heritage assets will be assessed. It states that conservation area character appraisals will be used as a tool to assess applications for change.
- 3.6 Five of the seven conservation areas in Adur have a Conservation Area Character Appraisals and Management Strategy. These are:
 - Kingston Buci (adopted 2022)
 - Old Shoreham (adopted 2022)
 - Shoreham-by-Sea (adopted 2008)
 - Southlands (adopted 2008)
 - Southwick (adopted 2009)
- 3.7 The current Conservation Area Reports for the North Lancing and Sompting conservation areas were produced in the 1990s. The Sompting Conservation Area is partly within the South Downs National Park. The Planning Policy Team has worked with the South Downs National Park Authority in the preparation of the character appraisal for this conservation area.
- 3.8 The Conservation Area Character Appraisals and maps are appended to this report. Each document serves as an introduction setting out the legislative and policy background and methodology employed in compiling the appraisals. It also provides a short summary of the landscape character and historical development of the district of Adur.
- 3.9 There follows an appraisal and management plan for each of the conservation areas, including a map showing proposed boundary changes and character areas where relevant.

- 3.10 Subject to approval by the Executive Member of Regeneration, the character appraisals and boundary amendments will be subject to a six week period of public consultation. Under section 70(8) of the Planning (Listed Buildings and Conservation Areas) Act 1990, a local planning authority is required to notify both the Secretary of State and Historic England; and to publicise designation of a conservation area by a notice placed in the London Gazette and a local newspaper.
- 3.11 In addition to the statutory consultation processes set out above, the Council will work with Lancing Parish Council and Sompting Parish Council to ensure that the proposals have reached a wider audience, and that the character appraisals have taken their views into account.
- 3.12 Following consultation and confirmation of the new Conservation Area boundaries, it is intended to pursue Article 4 Directions to remove certain permitted development rights. This would be subject to approval by the Executive Member of Regeneration, a Direction would need to be made under the provisions of Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended). This will also be subject to a six week period of consultation. Occupiers within the area covered by the Article 4 direction will be notified. Under Schedule 3 of the GDPO, a local planning authority is required to confirm the Article 4 direction; notify the Secretary of State and County Council as a planning authority.

4. Proposals

- 4.1 Proposals for each Conservation Area are set out within the relevant Character Appraisal. Each appraisal is accompanied by a map showing the proposed boundary.

Boundary changes

- 4.2 North Lancing: The appraisal proposes that the following buildings/areas should be excluded from the revised boundary of the North Lancing Conservation Area:
- Modern housing on the north side of Manor Road west of Greenoaks (Nos 36 to 50 Manor Road and No 44 Greenoaks)
 - Modern housing on south side of Manor Road west of No.69
 - Land to the south of Miller and Carter Public House

- 'Nelmes' on Mill Road

The following areas are proposed for inclusion within the North Lancing Conservation Area:

- The burial ground north of the A27 off Upper West Lane
- An area of land within Lancing Manor Park approximately corresponds with the historic built remains associated with the demolished Manor House.

4.3 Sompting: No boundary changes are proposed.

Article 4 Directions

4.4 Both Conservation Area Character Appraisals propose implementing additional controls on permitted development under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). Article 4 of the GPDO gives local planning authorities the power to limit these 'permitted development rights' where they consider it necessary to protect local amenity or the wellbeing of the area. An Article 4 Direction is therefore a tool available to a local authority to allow greater control over the types of changes that can cumulatively erode the historic character of a conservation area, for example loss of traditional windows or boundary treatments.

4.5 The proposed Article 4 Directions would allow additional planning controls for any works fronting a highway or public right of way, and which would involve:

- Any alteration to a roof including roof coverings, rooflights and solar panels.
- Building a porch.
- Enlargement, improvement or alteration such as an extension, removal or changes to architectural features
- The provision of a hard surface.
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure.
- Removing totally or partially walls, gates, fences or other means of enclosure.
- Exterior painting of previously unpainted surfaces or changes of external colour schemes, or covering walls by render or like finishes.

And the following whether or not it fronts a highway or open space:

- Removing or altering chimneys.

Other recommendations

- 4.6 The Conservation Area Character Appraisals includes a management plan that makes a number of further recommendations relating to the following:
- Opportunities for improvement to infrastructure and public realm
 - Public awareness
 - Development affecting the setting of the conservation area
 - New development within the conservation area and alterations to existing buildings in the conservation area
- 4.7 The management plan and recommendations should be taken into account when decisions are made that affect the conservation area.
- 4.8 The Council does not currently have resources to implement public realm and infrastructure improvements. However, where opportunities arise the management plan should inform any proposals for the area.

5 Financial Implications

- 5.1 The document was part of the Planning Policy team's general work programme. Any expenditure that has been incurred to date has been contained within existing budget resources.
- 5.2 The imposition of Article 4 Directions will have implications for Development Management as it will result in additional planning applications which will not attract a planning fee. This will marginally increase the cost of the service without any additional fee income. Whilst, the Government's intended planning reforms indicate improved resources for local planning authorities these reforms have been delayed.

Finance Officer: Sarah Gobey Date: 24th July 2023

6 Legal Implications

- 6.1 Under Section 69(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 (the 1990 Act) the Council, as local planning authority, is required from time to time to determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is

desirable to preserve or enhance, and to designate those areas as conservation areas.

- 6.2 Section 69(2) of the 1990 Act imposes a duty from time to time to review the past exercise of functions to designate areas as conservation areas and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if so, to designate those parts. There is no requirement for the review to take place at particular intervals.
- 6.3 The Authority is under a further duty under Section 71(1) of the 1990 Act from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
- 6.4 Article 4 of the GPDO gives local planning authorities the power to limit permitted development rights where they consider it necessary to protect local amenity or the wellbeing of the area. Using the provisions of Article 4 of the GPDO brings certain types of development back under the control of a local planning authority so that potentially harmful proposals can be considered on a case by case basis through planning applications.

Legal Officer: Caroline Perry Date: 16th May 2023

Background Papers

- Draft North Lancing Conservation Area Character Appraisal
- North Lancing Conservation Area Map
- Map of proposed boundary changes to the North Lancing Conservation Area
- Draft Sompting Conservation Area Character Appraisal
- Sompting Conservation Area Map

Contact Officer:

Chris Jones

Principal Planning Officer

Planning Policy

01273 263243

chris.jones@adur-worthing.gov.uk

Schedule of Other Matters

1.0 Council Priority

- 1.1 The Adur Local Plan 2017 includes Policy 16: A Strategic Approach to the Historic Environment which commits to producing and reviewing character appraisals, encouraging appropriate and productive use of heritage assets and working with other parties to ensure that Adur's historic environment is conserved.

2.0 Specific Action Plans

- 2.1 Matter considered and no issues identified

3.0 Sustainability Issues

- 3.1 Matter considered and no issues identified

4.0 Equality Issues

- 4.1 Matter considered and no issues identified

5.0 Community Safety Issues (Section 17)

- 5.1 Matter considered and no issues identified

6.0 Human Rights Issues

- 6.1 Matter considered and no issues identified

7.0 Reputation

- 7.1 Matter considered and no issues identified

8.0 Consultations

- 8.1 The Conservation Area Character Appraisals, proposed boundary changes, and proposed Article 4 Directions will be subject to statutory public consultation.

9.0 Risk Assessment

9.1 Failure to periodically review conservation areas is in conflict with statutory legislation and national planning policies.

10.0 Health & Safety Issues

10.1 Matter considered and no issues identified

11.0 Procurement Strategy

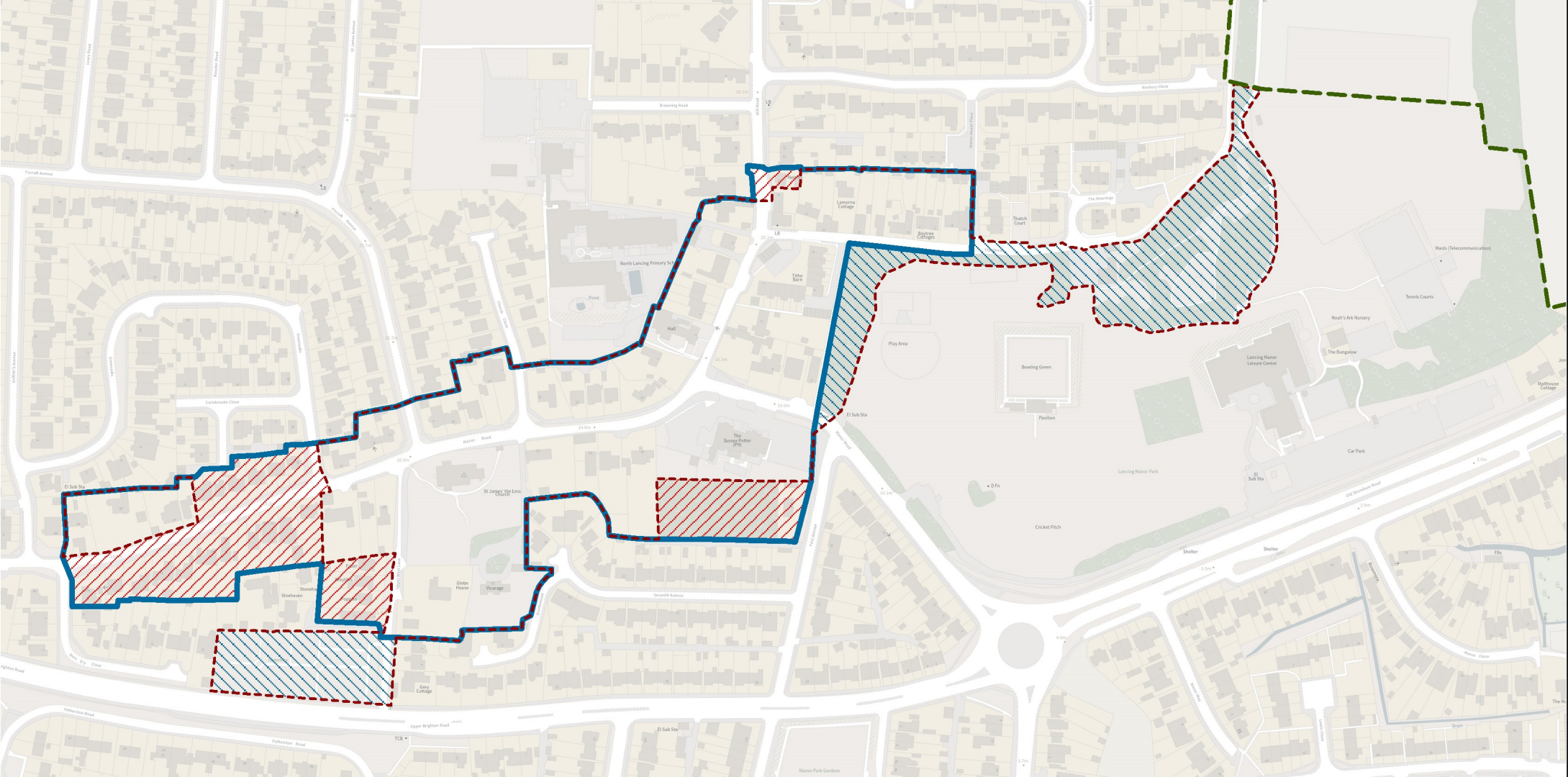
11.1 Matter considered and no issues identified






12.0 Partnership Working

12.1 Matter considered and no issues identified

North Lancing Conservation Area 2023

182



-  South Downs National Park
-  Proposed North Lancing Conservation Area
-  Existing North Lancing Conservation Area
-  Land added to North Lancing Conservation Area
-  Land removed from North Lancing Conservation Area



Contents

- 1.0 North Lancing Conservation Area, an overview
- 2.0 Historical development
- 3.0 Built and landscape character
- 4.0 Setting and views
- 5.0 Assessment of condition
- 6.0 Management recommendations

North Lancing Summary of Significance

North Lancing is a lower downland village in Adur between the settlements of Worthing and Shoreham north of the A27. Of Saxon origin, the parish was held in the Rape of Bramber following the Conquest. A manor emerged near the church, close to the site of Church Farmhouse on Manor Road.

In the early 18th century, the Lloyd family acquired a farm on the site of the present-day Lancing Manor Park, and set about building a house there, in extensive grounds extending north to the Downs, thus shifting the centre of the manorial lands to the east. The house survived until 1972 when it was demolished, but remnants of the old estate survive. This open space within the conservation area represents the 18th and 19th century development of Lancing Manor, and evokes something of the earlier rural context of North Lancing.

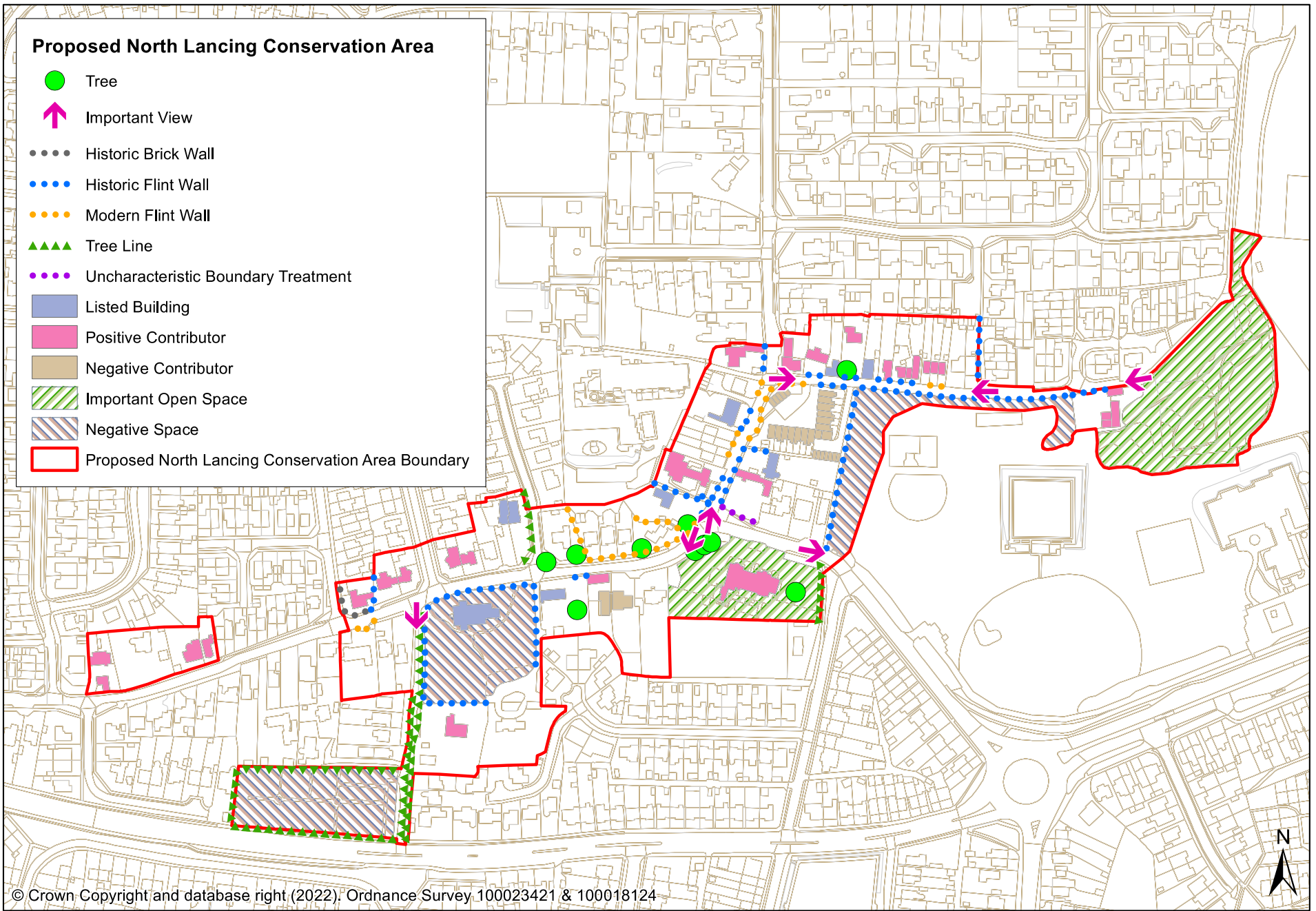
The village of North Lancing itself comprises three roads, with buildings from the 15th century onwards distributed throughout the settlement. Some fine post-medieval buildings represent the centres of smaller manors in Lancing, and The Street and Mill Road include attractive flint cottages from the 18th century, enclosed by flint walls and mature trees.

St James the Less is a landmark building with a pyramidal tower and long north elevation set above and fronting Manor Road.

Some modern infill development has undermined the historic character of the village, which is now in a suburban context and some modern public realm interventions have damaged the integrity of the conservation area.

I.0 North Lancing Conservation Area: An Overview

- I.1 The modern parish of Lancing lies between Worthing and Shoreham. It is separated from neighbouring Sompting to the west by Boundstone Lane, named after the boundstone that marked the ancient boundary. The northern part of the parish of Lancing extends into the lower chalkland slopes of the South Downs rising to 358 feet at Lancing Ring, and to the east the boundary follows the course of the Adur. The beach at South Lancing encloses the parish at the south.
- I.2 North Lancing was an agricultural settlement for most of its history, centred on the two principal manors of North Lancing (at Church Farmhouse) and South Lancing (at Monk's Farm). Significant expansion only occurred in the 19th century with the market garden industry, the arrival of the railway, and growth at South Lancing associated with the seaside resort.
- I.3 Historic North Lancing has not been immune to the rapid pace of residential development along the south coast during the mid-late 20th century and is now a village of largely suburban character. Along the three streets which comprise the conservation area are characterful vernacular buildings of the 15th and 16th centuries, and many cottages associated with the manorial and agricultural history of the settlement from the 17th or 18th centuries. A Victorian school and Interwar pub complement the many layered history of the village.
- I.3 The revised North Lancing Conservation Area boundary is shown in Figure I. It proposes removal of some areas of modern housing, but the addition of part of Lancing Manor Park and the burial ground north of the A27.



2.0 Historical Development

86

Early history

- 2.1 Neolithic flints have been found near Lancing Ring, and a Romano-British temple across a Neolithic trackway just north of Lancing Ring was discovered in 1828. It is likely that a Roman road would once have connected Shoreham to Cissbury and Chanctonbury along a line a little north of the modern day A27. The river at this time would have probably been forded, or crossed by a ferry.
- 2.2 By the Middle Ages, there were three settlements in the parish: North Lancing, South Lancing and Pende, the latter a busy port in the 14th and 15th centuries located close to South Lancing, and now lost. The settlements were Saxon in origin and the Lancings have variously been described as Northtown and Southtown in the 17th century, and Upper and Lower Lancing in the 19th century.
- 2.3 In the 11th century North Lancing was located west of the wide harbour serving Shoreham, and east of another smaller inlet between Sompting and Broadwater. Eastward drift formed a shingle spit that gradually created a narrow channel running parallel to the coast before joining the Adur at the estuary. Two ferries served Old and New Shoreham at this time, and continued to do so, until the Old Shoreham Bridge was built in 1782 and by which time the modern course of the Adur was established. Lancing is built on an area of Coombe deposits and brickearth, having once been a dry peninsula between the surrounding alluvial plains.
- 2.4 In the post medieval period, much of the land east of Lancing was reclaimed, and protected by sea defences running south-east from near the site of the present day Sussex Pad Inn. Outside the sea wall were the salt marshes, and on the west side the land was farmed. The remaining parts of Old Salts Farm Road mark the approximate line of the sea walls, although much of this was lost to the later development of the airfield.

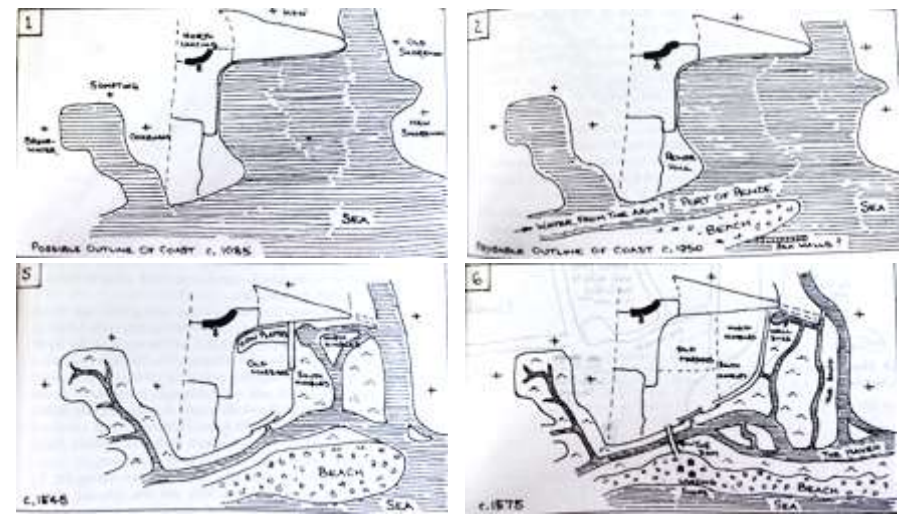


Fig 1: Sequence showing probable development of coastline in the Middle Ages, Source Kerridge, 1979

- 2.5 Following the Conquest, Lancing was controlled by William de Braose from his seat at Bramber Castle. In 1086, Lancing manor is recorded as held by Robert le Savage, Lord of Broadwater, who retained most of the estate in demesne leasing part of it to Ralph de Boucey, who resided at nearby Kingston.
- 15th - 18th centuries**
- 2.6 Complicated divisions of the manorial lands throughout the Middle Ages resulted in the principal manors of North Lancing and South Lancing emerging by the 16th and 17th centuries. The manor house of North Lancing is believed to have been located on the site of Church Farmhouse north of the church, and the manor of South Lancing was at land at Monk's Farm now occupied by the farmhouse at Monk's Farm Presbytery, on North Road.

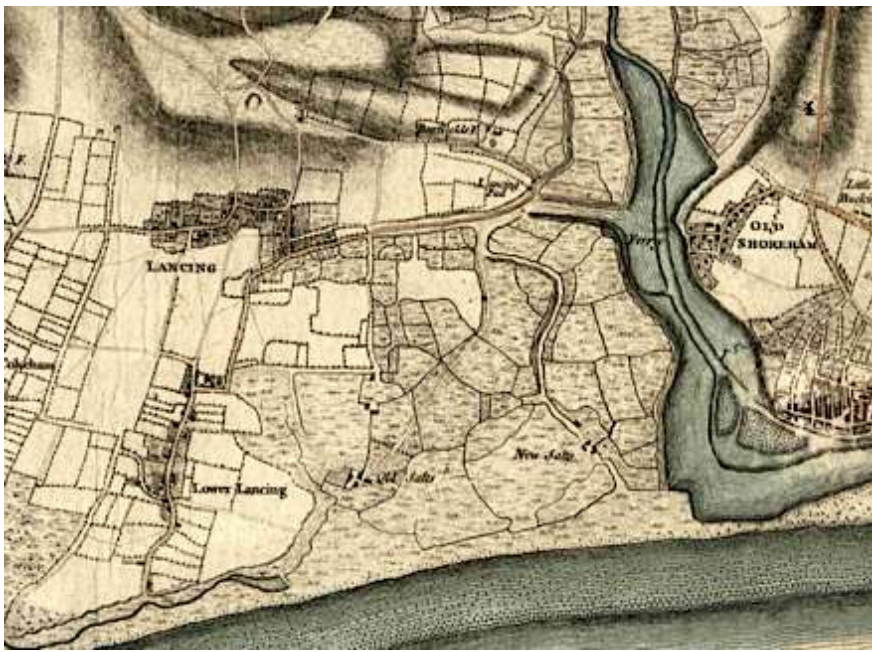


Fig 2: Yeakall and Gardner Map of Sussex 1778-1783 showing (Upper) Lancing, Lower Lancing and surrounding farms

- 2.7 A number of smaller manors are also recorded in the parish including Hoecourt where a 17th century farmhouse is still extant as a grade II listed building, and was likely associated with this manor. A further manor house existed at Burwell's Farm, later College Farm after its acquisition by Lancing College. The site of the old Grants Manor is unclear, although it may have been near to the site of the present-day Grants Manor on the west side of Mill Road.
- 2.8 As elsewhere in Adur, the economic history of the parish was principally derived from agricultural activities. Multiple field names and furlongs are recorded in the land surround the Lancings in the medieval period, as well as numerous farms, some with small manors associated with them such as Grants, Malthouse, Old Salts, Burwells (later College) Farms; as well as many now gone including Whitehouse, Brickhouse (now Friar's Acre), Chatfields and Northbarns Farms. Crops in the early period included apples, flax, and hemp, while sheep rearing took place on common pasture

both on Downland and lowland areas and was recorded from the 13th centuries right through to the 18th and 19th centuries.

- 2.9 Other early industries included salt extraction and fishing, centred around the coastal settlement at Pende. There was also a history of smuggling in and around Lancing and Shoreham.
- 2.10 During the early part of the 18th century, the Rev. James Lloyd came to Lancing. His son, also James, acquired the lease of the manor of Hoecourt Farm. It is understood that he lived in a cottage on lands belonging to that farm, which correspond with the site of the present-day Lancing Manor Park. By around 1730, the Lloyd family had built Lancing Manor House on the site of the old cottage and it was subsequently added to and remodelled several times. The Lloyds continued to acquire considerable areas of land around the new Lancing Manor, eventually owning close to four-fifths of the parish by the mid 19th century.
- 2.11 The 1848 tithe map (Fig 3) shows the rural character of Lancing, and the construction by this time of Lancing Manor and its farmstead south-east of The Street. The tithe barn at the junction of The Street and Mill Road is evident, along with Smith Cottage to the south. Much of the development along the southern stretch of Mill Road and Manor Road is also in evidence by this time.

19th and 20th centuries

- 2.12 The 1879 OS Map shows in greater detail the development of Lancing Manor and the lands to the north as pleasure grounds with woods, drives and summerhouses. The farmstead, icehouse, windmill and Lodge to the south are also indicated, illustrating a Manor of some grandeur. The National School for Boys and Girls is also shown by this date, along with further buildings on The Street.
- 2.13 The 19th century saw an increase in market garden industry that was common throughout Adur, principally on land around South Lancing. By 1875 there were market-gardens and orchards all around the built-up area

of South Lancing and elsewhere growing a wide range of produce including grapes, figs, apples, and soft fruit, such as currants and gooseberries.

- 2.14 The opening of the London and Brighton Railway Carriage Works in 1912 served as a major catalyst for residential development which expanded rapidly across the district in the interwar years. The two OS Maps of 1879 and 1947 show the considerable suburbanisation of the landscape over this period.



Fig 3: 1848 Tithe Map

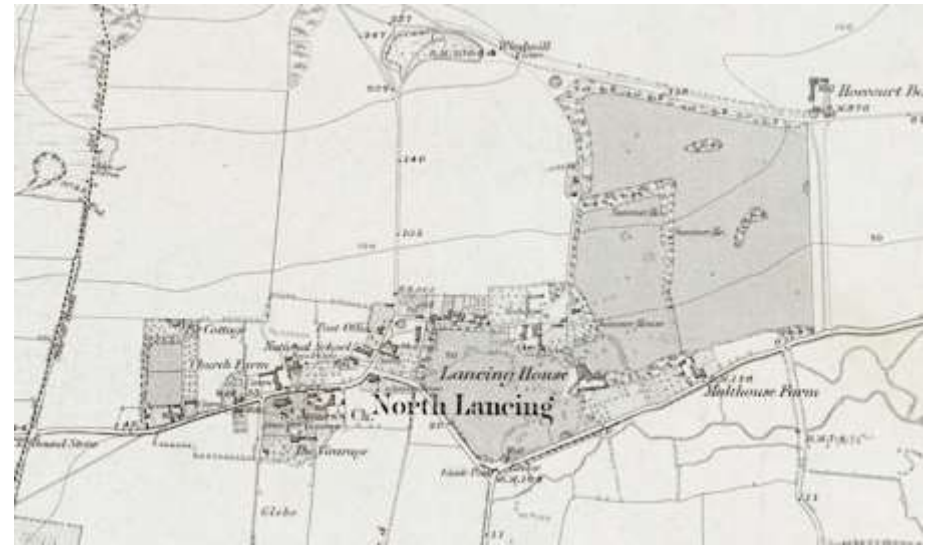


Fig 4: OS Maps 1879 (top) and 1947 (bottom)



Fig 5: Lancing Manor, undated

1.0 Built and Landscape Character

Landscape context

- 3.1 The historic part of North Lancing sits north of the A27 on the lower slopes of the South Downs. As set out above, North Lancing developed on a peninsula between two inlets separating it from Sompting to the west and Shoreham to the east. The gradual process of longshore drift and the eastward shift of the channel of the river Adur has had a profound effect on the historic development of the district, and the morphology of the villages in Adur.
- 3.2 The land rises rapidly north of the historic core of village from Mill Road, and quickly assumes a less suburban character with hard pavements giving way to mature planting and a looser pattern of development. The road narrows to provide access to Lancing Ring on the Downs. Unlike the Iron Age hillforts at nearby Cissbury and Chanctonbury, Lancing Ring takes its name from a ring of Beech trees planted here in the 18th century. Today it is an important nature reserve managed by Adur District Council. Footpaths from the top of Mill Road provide expansive views back to the

sea to the south and Lancing College to the east, but North Lancing itself is concealed at the foot of the Downs.



Fig 6: Views from Lancing Ring south to the sea and east to Lancing College

- 3.3 North Lancing's historic situation on a peninsula distinguishes it from the lower alluvial coastal plains to the east, west and south. The land slopes gently to the shingle beach where from the 1890s, 'Bungalow Town' was constructed on the stretch of beach from Lancing to Shoreham-by-Sea.

Spatial analysis

- 3.4 Historic North Lancing is a village centred along three streets: Manor Road, Mill Road and The Street. Manor Road follows a gentle south-west to north-east route and has a number of listed buildings along it including the predominantly 13th century church of St James the Less, which is a landmark building in the conservation area. This sits opposite Church Road Farmhouse, believed to have been the site of the Saxon settlement and the medieval centre of the Manor of North Lancing. Manor Road joins Mill Road at the characterful Old Cottage and continues north towards the Downs. While historic buildings terminate a short way along Mill Road, the road steepens here inviting exploration to find the rewarding views from higher ground.



Fig 7: St James the Less

- 3.5 The Street branches east from Mill Road. It is believed to be part of the ancient trackway linking Lancing and Cissbury Ring. South of The Street is Lancing Manor Park, now a municipal park with a leisure centre on the site of the 17th century (and later) Manor, which was demolished in 1972.
- 3.6 Of the three roads in the historic settlement, The Street has the greatest concentration of historic buildings, mostly of 18th or 19th century date, and a variety of detached, semi-detached and terraced properties, with varying plot sizes and alignments to the road. The Street is narrow, and has a high sense of enclosure owing to the houses built up to the road on the north side, and a tall flint wall with mature trees overhanging it from the park to the south. A narrow twitten runs south from the west end of The Street between two flint walls marking the edge of the conservation area at the west side of Lancing Manor Park.



Fig 8: Views along The Street from the east (left) and west (right)

- 3.7 The short section of Mill Road within the conservation area is at the confluence of the three roads, and therefore allows wider townscape views to the east, west and north. The age of buildings here is varied, ranging from the 15th century timber framed Old Cottage and 16th century Grants Manor, to the Victorian school and interwar public house. The forecourt to the public house provides a clear view of the pub and the mature Holm Oak trees in the car park, but there is a poor sense of enclosure here.



Fig 9: Miller and Carter public house and its setting



Fig 10: View south along Mill Road (left) and north from the junction with Manor Road (right)

- 3.8 Manor Road is wider, with pedestrian pavements on both sides. There has been significant modern infill development along the length of Manor Road, and while there are groups of similar housing types, there is no overarching consistency in the scale or design of buildings which are a mixture of detached and semi-detached houses, set various distances from the street and enclosed by a variety of flint walls, brick walls or hedges, with and without off-street parking.
- 3.9 The church sits in a verdant churchyard and is bordered on its west side by the unmade lane of Upper West Lane providing access to a further burial ground of mainly 20th century graves. This space has some good trees within it, and it is proposed for inclusion in the conservation area as part of this review. There is a private drive on the east side of the church adjacent to Friar's Acre leading to the modern rectory.



Fig 11: View west along Manor Road (left) and south along Upper West Lane (right)

- 3.10 The pattern of historic buildings is similar to that recorded in the mid 18th century although there have been some regrettable losses in the latter part of the 20th century including most notably the demolition of Lancing Manor in 1972, and of the tithe barn at the junction of The Street and Mill Road. Most of the infill development is on subdivided plots which has created a tighter grain of development, but some larger buildings have also been introduced including the 19th century school, the Miller and Carter pub around 1930, and the modern flats on the site of the old tithe barn.



Fig 12: The old tithe barn in 1922 (top) and after its conversion and further development (bottom)

- 3.11 Legibility of North Lancing as an isolated settlement in a rural context has been largely lost with significant post-war development north, south and west of the village, which has also blurred the distinction between the modern settlements of North and South Lancing. The recreation ground to the east is the only remaining open space around the village which provides something of the historic rural context of North Lancing.

- 3.12 At the east end of the revised conservation area boundary is a section of parkland that roughly corresponds with the built remains of the now lost Lancing Manor. It comprises an important area of open space and is characterised by the remains of the courtyard farmstead and pleasure grounds.



Fig 13: Views around north-east end of Lancing Manor Park

Architectural interest and built character

- 3.13 The historic built form of North Lancing is relatively rich, considering the small size of the conservation area, and clearly illustrates the many layers of the history of the village. There are several post-medieval timber framed vernacular houses in North Lancing; a selection of early-mid 18th century buildings of both 'polite' and vernacular styles; and then a majority of vernacular revival styles dating from the 19th and 20th centuries. The buildings in the conservation area are generally small-scale domestic buildings, and mostly two storeys in height. Additionally, there are several larger scale buildings including the church, school and public house, all of different dates.
- 3.14 The three good quality timber framed vernacular buildings in the conservation area are all listed at grade II. Grants Manor (previously known as Walnut Tree Cottage and The Old Posting House) and Friar's Acre (formerly Brickhouse Farm) have both been re-fronted, but date from the mid 16th century. These buildings have gabled roofs and central stacks suggestive of their lobby entrance plan.



Fig 14: Grant's Manor



Fig 15: Friars Acre

- 3.15 The Old Cottage is a landmark building in the conservation area located at the junction of Manor Road and Mill Road, where its striking black and white timbered and part jettied front, deep thatched roof and long garden with herbaceous borders strongly evokes a long-lost rural idyll. It is likely to be one of the very oldest buildings in the village with parts dating to the 15th century, and anecdotes abound as to the provenance of its ancient timbers and unsubstantiated tales of visits by Queen Elizabeth I and James II.



Fig 16: The Old Cottage

- 3.16 There is a scattering of 17th or 18th century buildings throughout the conservation area. The majority are vernacular flint buildings, either modest cottages or buildings of agricultural origin and now converted to residential use. Along The Street, 18th century examples include Hawthorn Cottage, previously several dwellings, and Twitten Cottage. Smithy Cottage and the Old Forge are on Mill Road and also date from the 18th century. Smithy Cottage is an attractive flint building with brick dressings built in the polite domestic Georgian style. The Old Forge was heavily altered during its conversion in the 1920s.



Fig 17: Typical 18th century buildings: Hawthorn Cottage (left) and Twitten Cottage (right), Smithy Cottage (bottom)

- 3.17 There are also some good 19th and 20th century buildings throughout the conservation area including notably the 1872 school, built to the designs of local architect Richard Came comprising the school hall and a house for the Mistress at the east end. The photographs at Fig 18 show the form of the school largely as built, although missing the belltower on the central ridge. It also shows the clear views to the Downs north of the school, a view that has been lost to later development.
- 3.18 Of 20th century buildings, the public house is the most noteworthy. It includes many of the hallmarks of the later Arts and Crafts style with steeply pitched roofs, prominent weatherboarded gables, tall chimney stacks and a low slung long flat roofed dormer to the front.
- 3.19 Modern residential development has taken place in an uncoordinated way, and so groups of buildings vary in the degree to which they successfully integrate into the historic townscape.



Fig 18: The Church of England School 1900 (top) and present day (bottom)

Building Materials

- 3.20 There is a generally consistent palette of building materials used throughout the village, although quite a variety in the ways in which they are used. The most ancient buildings are timber framed, most prominently of course at The Old Cottage, which maintains its daub panels within the timber frame.
- 3.21 The most characteristic of the local building materials is flint, found in the chalk beds of the downs, or on the beaches. The most commonly found broken flints are known as field flints, and would have been ploughed up for use in buildings. They can also be knapped and coursed, but no examples of this higher quality flintwork exists within North Lancing. Flint is used extensively throughout the village, both in buildings and the boundary walls.
- 3.22 Elsewhere, brick is common, usually in local red clays, but also unusually at Grant's Manor in yellow London clays. Modern buildings tend to use mass produced hard bricks of various colours. Where historic, brick is most frequently laid in Flemish bond, but also often rendered. Red bricks are frequently used in window and door dressings on flint buildings. There are examples of tile hanging, although often on more modern buildings or additions, and roofing materials include both clay tiles and slates. Additionally, there is some localised use of Horsham slab roofing, for example on the north aisle of the church and at Grant's Manor; and of weatherboard again on more modern buildings, or where they have been altered.



Fig 19: Flint with brick or stone, flint walls



Fig 20: Use of brick in the conservation area, Horsham slab to roof of Grant's Manor



Fig 21: 20th century use of weatherboard

Boundaries and streetscape

- 3.23 A unifying feature of the conservation area is the presence of extensive flint boundary walls, which line the south side of The Street, and sections of Mill

Road and Manor Road. Flint walls are used both to enclose residential properties and old field boundaries, and are also found throughout the grounds of Lancing Manor where they once enclosed orchards and gardens, or lined walks.

- 3.24 The flint walls are not homogenous, but vary in terms of their height, intactness, quality and age. Some are built of coursed cobbled flints, while others are made of field flints laid in a more random arrangement. Older walls tend to be taller, bonded with granular lime mortars, while the more modern walls are generally lower, with brick dressings and cement mortars. In North Lancing, there are some poor imitations utilising gravel sized flints set into mortar panels. Future use of these should be discouraged.



Fig 22: Historic flint walls

- 3.25 Mature hedges and shrubs and trees are also a feature of the conservation area, frequently growing behind flint walls. There are also areas where enclosing features are absent (for example at the public house), or where provision of off-road parking has resulted in the removal of sections of flint walling. Some properties have introduced close boarded fences to street frontages which are harmful to the character of the conservation area.

- 3.26 Roads and pavements throughout North Lancing are in modern tarmac, and there is no historic street paving, although modern cobbled surfaces have been installed between the pavement and the car park belonging to the pub. Red tarmac is laid at the main junction of Mill Road and Manor Road as a traffic calming measure.



Fig 23: High hedges over flint walls on Mill Road



Fig 24: Close-boarded fence over reduced flint wall

Heritage Assets

- 3.27 Heritage assets are commonly considered to be buildings or structures, monuments, places or landscapes that have sufficient significance to warrant consideration in the planning process. They include designated assets such as scheduled monuments, conservation areas and listed buildings; and non-designated assets such as locally listed buildings. Conservation Area Appraisals provide an opportunity for local planning authorities to also identify unlisted buildings that contribute positively to the character or appearance of the conservation area. Similarly, appraisals can also identify buildings that negatively contribute to the conservation area, usually because of inappropriate scale, poor design or incongruous materials.
- 3.28 Those buildings that have been identified as positive contributors within North Lancing are identified on the map on page 3. In general, positive contributors have a degree of architectural and historic integrity, which may be derived from a street-facing elevation, or from another viewpoint; and they therefore illustrate an important part of the history of North Lancing. The images below show some of the buildings that contribute

positively to the conservation area. Most of the historic flint boundary walls should similarly be considered to contribute positively to the character and appearance of the North Lancing Conservation Area.

- 3.29 The review of this conservation area proposes the inclusion of part of Lancing Manor Park encompassing the northern boundary with The Street, for the contribution that mature trees and historic flint walls make to the character of the conservation area. The north-east area of the park is also included. This contains the historic farmstead belonging to Lancing Manor, flint garden walls and the icehouse. Part of the walk to the Downs is also proposed for inclusion to reference the pleasure gardens and summerhouses that once provided resting places in the manor grounds.
- 3.30 The 20th century burial ground south of the church is also proposed for inclusion.



Fig 25: Positive contributors on The Street



Fig 26: Positive contributors at west end of Manor Road

Detracting elements

- 3.31 The review of this conservation area has also identified a number of buildings and areas that make no positive contribution to the character or appearance of the conservation area, and they have therefore been proposed for removal in the recommendations below. These include the modern housing west of the Greenoaks cul-de-sac north of Manor Road. There is a significant length of modern housing on both the north and south sides of Manor Road here, and its inclusion in the conservation area is not justified. It is proposed to create an adjunct to the main conservation area to protect the small group of 19th century buildings on the north side of Manor Road before it gives way once more to modern development beyond Nursery Close and Griffiths Avenue.
- 3.32 Two further removals are proposed. There is a rectangular area of land immediately south of the public house, which is undeveloped, but wholly inward facing and makes no contribution to the character or appearance of the conservation area. It is also proposed to remove the building 'Nelmes' on Mill Road north of numbers 6 and 6A The Street. The building makes a neutral contribution to the conservation area, but is modern, and as it is located at the edge of the existing conservation area, its removal is logical.
- 3.33 The area around the junction of Manor Road and Mill Road has also been identified as a negative space in the conservation area. It is a key arrival point into the conservation area but the townscape qualities here are poor. The unattractively screened electricity sub-station and bus stop detract from a sense of arrival. The car park to the public house, along with the unattractive road markings, fences, and street furniture here also detract from the setting of The Old Cottage and the school, and are harmful to views west along Manor Road and north along Mill Road.



Fig 27: Modern housing on north side of Manor Road west of the church



Fig 28: Negative spaces around the junction of Mill Road and Manor Road

Open Spaces

The re-appraisal of the conservation area recommends the inclusion of two further open spaces in the North Lancing Conservation Area. The first of these part of Lancing Manor Park, and land north of the park that once belonged to the 18th century manor house. The second is the small burial ground south of the church.

3.35 The area proposed for inclusion corresponds with the extent of most of the physical built remains associated with the lost manor enclosed by a footpath at the south. It includes the surviving elements of the 19th century farmstead and garden walls, and the site of the icehouse. The area extends north to take in part of an historic walk that leads from the modern housing estate east of The Street and narrows to a footpath through a wooded area onto the Downs.

3.36 Lancing Manor Park has strong historic associations with the early 18th century Lancing Manor, acquired and significantly expanded by the Lloyd family throughout the 18th and 19th centuries.

3.37 The 1879 OS Map opposite shows Lancing House and several ranges of smaller scale buildings south of it. The farmstead sits to the north-west of the mansion, with orchards and gardens to the east of it. The icehouse is annotated, as are a series of walks through wooded areas up to the Downs, with summerhouses presumed to have been resting places for visitors to the grounds. Two small buildings are also shown half-way along the western boundary of the land stretching north: it is not clear what these buildings were used for, but it is possible that the more southern building of the two survives in a very altered state at the east end of Boxgrove Close.

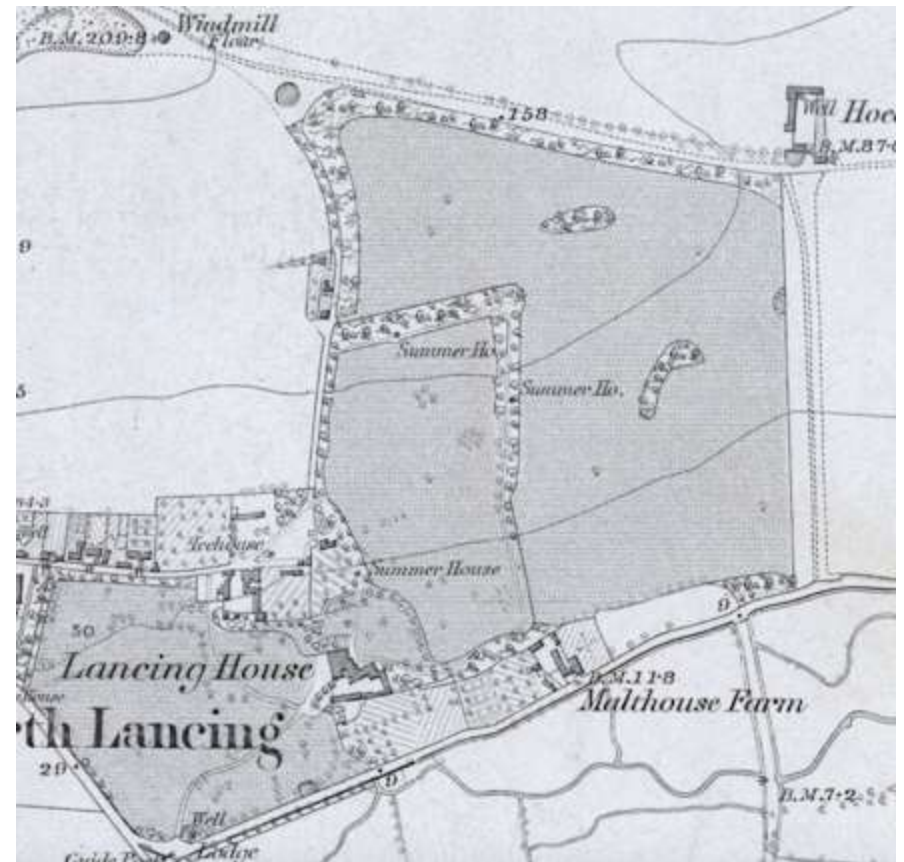


Fig 29: Lancing Manor grounds, 1879

3.38 Today, this part of Lancing Manor Park has a character distinct from the majority of the space where the leisure centre, bowling green and children's playground evoke a municipal feel. The north-eastern section is heavily wooded, and there is evidence of the former use of the land in the form of remnant flint walls to structures or orchards. A short avenue of yew trees survives, and the millstones of the former flour mill have been relocated to this area from the site of the lost mill further north.



Fig 30: Historic features within Lancing Manor Park

3.39 Along the north boundary of the park are the recorded remains of the former icehouse. This is beneath trees and its condition is unknown. From here, footpaths wind through the wooded western edge of the park and open onto expansive fields further east, before converging on footpaths leading to the Downs. There are remnant flint walls from earlier parkland walks or drives throughout the woods here, and further north is the site

of the windmill, which was demolished in 1905; and the chalk pits associated with the 18th and 19th century history of Lancing.

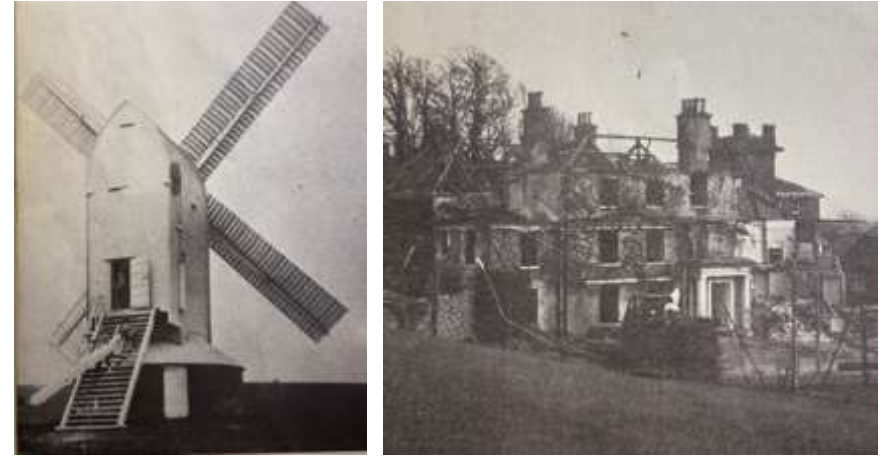


Fig 31: Lancing Mill, c1890 and Lancing Manor during demolition, 1972

3.40 South of the parish church at the southern end of Upper West Lane, there is a small burial ground containing some 19th century, but mostly 20th century burials. A footpath runs from the east entrance to the west end of the site and there are a number of mature yew trees within the grounds that are worthy of protection.



Fig 32: Burial ground on Upper West Lane

Setting and Views

North Lancing village is on the low slopes of the Downs, with continuous development down to the coast and significant development north of the village before it gives way to the countryside. The setting of the conservation area is therefore a suburban one, and one that has harmed the legibility of the historic settlement. Lancing Manor Park is the one remaining open space seen in the context of the conservation area, but its historic character has mostly been eroded with the demolition of the Manor House, construction of the leisure centre and installation of other leisure facilities.



Fig 33: Setting of the conservation area: a view across the park to The Street

- 4.2 Views within the conservation area itself are generally close, or kinetic as one moves along the three principal roads. Some wider views are available where the roads converge, but the most attractive views are those that simultaneously capture a number of buildings that illustrate the time depth

of the conservation area, in combination with the characteristic flint walls and mature planting.

- 4.3 The Street is a narrow linear road, with a high sense of enclosure owing to the flint walls on the south side and the overhanging mature trees which create dappled shade in the summer. The views along The Street have historically been much photographed and remain important today.



Fig 34: View east along The Street, and south along the twitten at the west end of The Street

- 4.4 Further important townscape views are those available from the junction of Manor Road and Mill Road. From here, the church tower is visible behind the long elevation of the flint barn sitting hard on the south side of the road; while looking from a vantage point by the pub, The Old Cottage, School and Old Forge are all visible with Mill Road climbing away beyond.



Fig 35: View looking west along Manor Road towards barn and church tower



Fig 36: View north along Mill Road

- 4.5 These townscape views provide a sense of the overall character of the village, and the spatial and architectural qualities of it. The mature trees are important to the conservation area, softening the views, particularly

where modern development intrudes on the appreciation of important views.

- 4.6 One long view is available from within the conservation area at the east end of Manor Road looking out towards Brighton in the far distance, but the foreground is spoiled by the substation, bus stop and signage. The view serves as a reference point.



Fig 37: Long view east towards Brighton

- 4.7 There are limited views into the conservation area, because the topography and vegetation conceal the settlement from higher ground to the north, however the view south from the fields north-west of Lancing Manor Park provides expansive views towards the sea which is visible over treetops. This is on land previously belonging to Lancing Manor and where summerhouses are marked on the 19th century maps. It is likely that views here would have been more open in centuries past, the trees fortuitously having now grown to conceal the modern development below.



Fig 38: View from footpath north of Lancing Manor Park

3.0 Assessment of condition

5.1 The condition of the conservation area is variable. There is a clear sense of pride in the historic area, and individual properties are generally well maintained. Some prior consideration has also been given to street furniture, for example with the installation of replica Victorian streetlamps, but more recent infrastructure is sited insensitively, and in some cases poorly maintained. Improved management of the public realm could deliver significant enhancements to the character and appearance of the conservation area.

5.2 Buildings that benefit from statutory designation have been afforded greater protection than those elsewhere that have in some cases suffered inappropriate alterations often resulting in the removal of historic or traditional windows or doors, or loss of or alterations to historic boundary treatments. Modern residential development for the most part pre-dates the designation of the conservation area, and is in many cases inappropriate in terms of design or materials used.



Fig 39: Modern development adjacent to The Old Cottage (left) and on south side of Manor Road (right)

5.3 As well as inappropriate modern development, there have also been regrettable losses within the conservation area, most notably the

demolition of Lancing Manor in 1972 and its replacement with the modern leisure centre. The tithe barn was in need of considerable repair when it was converted in 1922, but its subsequent extension and then demolition is lamentable. The flats that replaced the tithe barn were designed with the scale and position of the historic barn in mind, but the design is inappropriate by current standards, and the materials alien to the conservation area.



Fig 40: Modern flats on site of old tithe barn

5.4 Beyond insensitive modern development, a number of issues that threaten the historic integrity of the village have been identified. These are summarised below:

- The quality of the public realm is generally poor. Street surfaces, street furniture, telecommunication infrastructure and signage all detract from the appearance of the conservation area.
- The setting of the public house detracts from the aesthetic appeal of the building itself, and from the character of this central zone of the conservation area.
- There are damaged or missing sections of flint walls, or uncharacteristic modern flint walls

- Many original windows and doors to unlisted historic buildings have been lost with inappropriate, or uPVC replacements.



Fig 41: Modern inappropriate flint wall and poorly repaired historic wall



Fig 42: Modern uPVC windows to unlisted historic buildings

6.0 Management Plan

6.1 The overall character of the conservation area is compromised by the cumulative effects of the issues outlined above. The following is a set of recommendations to improve the future management of the conservation area.

Boundary Review

The following buildings/areas should be excluded from the revised boundary of the North Lancing Conservation Area:

- Modern housing on the north side of manor road west of Greenoaks (Nos
- Modern housing on south side of Manor Road west of No.69
- Land to the south of Miller and Carter Public House
- 'Nelmes' on Mill Road

The following areas are proposed for inclusion within the North Lancing Conservation Area:

- The burial ground north of the A27 off Upper West Lane
- An area of land within Lancing Manor Park approximately corresponding with the historic built remains associated with the demolished Manor House.

6.2 The modern buildings identified above make little positive contribution to the character or appearance of the conservation area, and they have therefore been proposed for exclusion from the conservation area boundary in the recommendations below. The additions are considered justified for inclusion because of their historic and/or aesthetic values and

for the positive contribution they would make to the character and appearance of the conservation area.

6.3 While there are other instances of modern buildings of only moderate townscape merit in the conservation area, many are embedded in the historic core of the village, and so only those that are easily capable of exclusion at boundary edges are proposed for removal here.

Article 4 Directions

Imposition of an Article 4 should be considered to allow additional planning controls for any works fronting a highway or public right of way and which would involve:

- Any alteration to a roof including roof coverings, rooflights and solar panels.
- Building a porch.
- Enlargement, improvement or alteration such as an extension, removal or changes to architectural features.
- The provision of a hard surface.
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure.
- Removing totally or partially walls, gates, fences or other means of enclosure.
- Exterior painting of previously unpainted surfaces or changes of external colour schemes, or covering walls by render or like finishes.

And the following whether or not it fronts a highway or open space:

- Removing or altering chimneys.

Minor developments such as domestic alterations and extensions can normally be carried out without planning permission under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). Article 4 of the GPDO gives local planning authorities the power to limit these ‘permitted development rights’ where they consider it necessary to protect local amenity or the wellbeing of the area. An Article 4 Direction is therefore a tool available to a local authority to allow greater control over the types of changes that can cumulatively erode the historic character of a conservation area, for example loss of traditional windows or boundary treatments.

- 6.5 The scope of the Article 4 proposed here does not include further controls affecting windows and doors, because the majority of unlisted buildings in this conservation area are modern, and those that are historic have often already lost historic windows and doors. However, there is merit in using this planning tool to control other aspects of development, in combination with the use of a Design Guide (to be developed), which could set out advice for homeowners about appropriate alterations, which might over time reverse some of the more harmful alterations.
- 6.6 Elsewhere, planning and listed building legislation will allow alterations to listed buildings or commercial buildings to be more carefully controlled.

Infrastructure and public realm

Public realm improvements should be informed by an understanding of the significance of the conservation area, and respect the character and appearance of historic North Lancing.

- 6.7 The conservation area would benefit from a holistic approach to installation of or alteration to road, street, telecommunications and lighting infrastructure. All relevant authorities should be reminded of the designation status to encourage a more thoughtful approach to installation of signage, street markings, telephone and broadband boxes, litter bins and

road surfaces. Historic England’s Guidance ‘Streets for All’ provides a framework for managing change to the public realm in historic areas: <https://historicengland.org.uk/images-books/publications/streets-for-all/heagl49-sfa-national/>

Public awareness

Local residents and businesses should be made aware of the designation of the village as a conservation area, and what it means for development and change to their properties.

- 6.8 There would be considerable benefit in raising awareness of the conservation area designation and what it means for buildings within North Lancing. This could be achieved through circulating this advice to householders and businesses in North Lancing, as part of a public consultation process.

New development within the conservation area and alterations to existing buildings in the conservation area

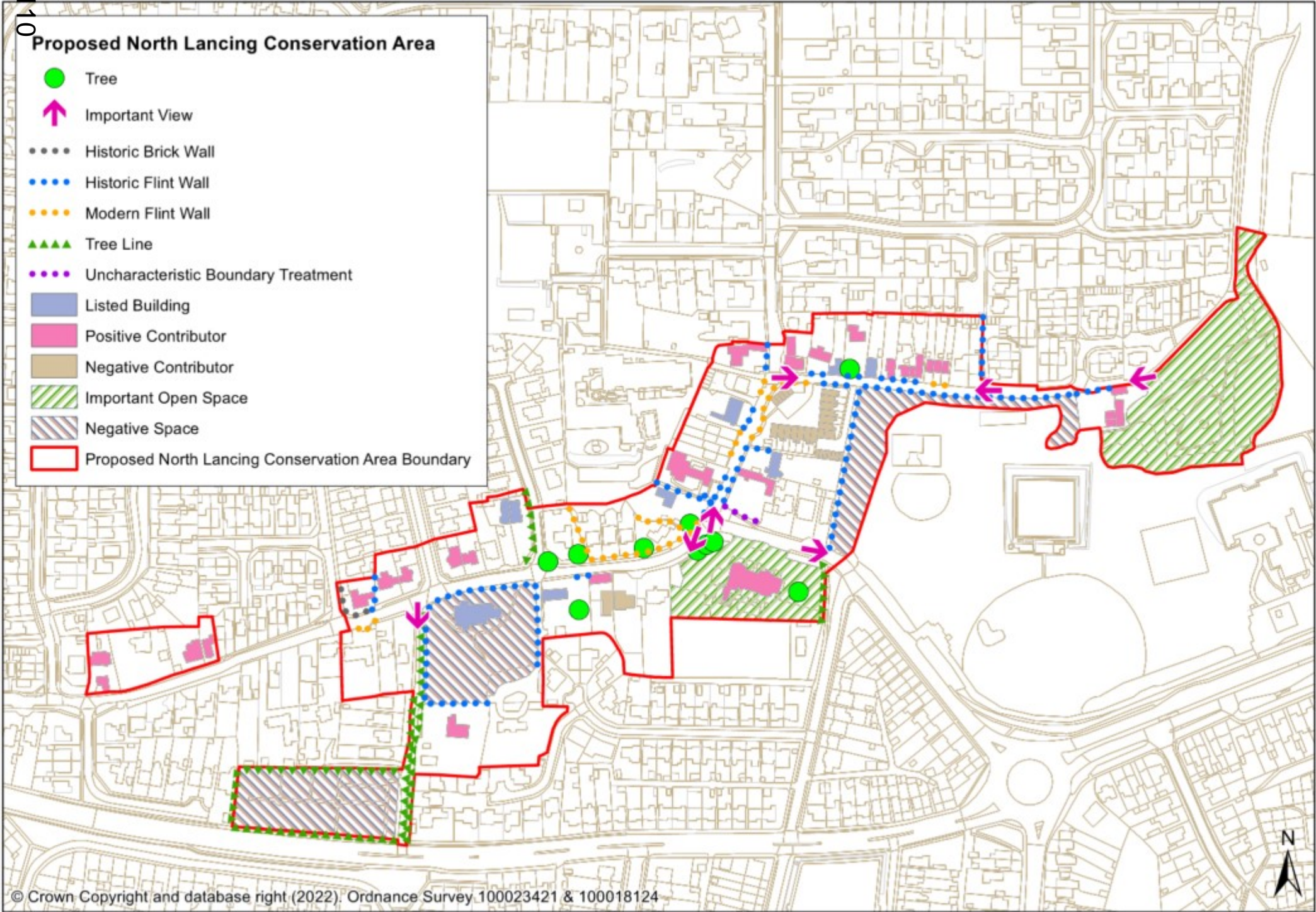
Proposals for new development, and alterations to existing buildings should take into account the heritage values associated with the conservation area as set out in this appraisal. Consideration should be given to the production of a local Design Guide to provide advice about appropriate change within Adur’s conservation areas.

- 6.9 Some of the modern development throughout the conservation area is poor quality and makes little reference to local vernacular materials and designs. As proposals come forward for redevelopment, or alteration of buildings in the conservation area, the design guide issued with this appraisal should be used to inform decision taking.

- 6.10 Regrettably, most of the original windows and doors to historic buildings within the conservation area have been lost, and have frequently been exchanged for uPVC or historically inaccurate replacements.
- 6.11 Adur has produced generic design guidance for residential extensions and alterations within the district <https://www.adur-worthing.gov.uk/media/Media,98785,smxx.pdf>. This should be read in conjunction with a Design Guide recommended for publication to complement this suite of character appraisals.

Proposed North Lancing Conservation Area

- Tree
- ↑ Important View
- Historic Brick Wall
- Historic Flint Wall
- Modern Flint Wall
- ▲▲▲▲ Tree Line
- Uncharacteristic Boundary Treatment
- Listed Building
- Positive Contributor
- Negative Contributor
- Important Open Space
- Negative Space
- ▭ Proposed North Lancing Conservation Area Boundary



SOMPTING

Conservation Area Appraisal

Month of Adoption 2023



SUMMARY OF SIGNIFICANCE

Sompting is a village of medieval origins, with an architecturally significant and striking church dominating near views from the Downland slopes on which it sits.

The northern part of the village retains a verdant and rural character, punctuated by a selection of good buildings from the 18th and 19th centuries.

The linear village proper, stretching from Church Lane at the eastern end to Lambleys Lane at the western edge presents a more mixed picture, but includes several fine 18th century buildings, and other buildings of merit from the early to late 19th century, along with modern infill buildings throughout. The village is unified by the characteristic flint walls, including very substantial survivals north of West Street that once enclosed the nurseries which supported the burgeoning market garden industries until the middle of the 20th century.

Sompting Abbots is noted for the visit of Queen Caroline, consort of King George IV in 1814, and the author and explorer E. J. Trelawney was resident at the eponymous cottage on West Street in the late 19th century.

The village has suffered from poorly coordinated infrastructure modernisations, the ill-considered use of modern and/or uPVC windows and doors which has eroded the historic character of Sompting, and an excess of through traffic.

The village was first designated by Adur District Council in March 1976. Some minor amendments were made to the boundary in 1992. This review and appraisal do not suggest any further changes to the boundary.

INTRODUCTION

1.1 Conservation Areas are defined as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance” (Section 69 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

1.2 The Local Planning Authority, which in this case is Adur District Council and the South Downs National Park Authority, has a duty to determine which parts of their area have that special architectural or historic interest, to designate those parts as Conservation Areas, and to keep the Conservation Areas under review. It is also required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area when performing its planning function in, for example, determining planning applications.

1.3 Sompting was first designated as a Conservation Area by Adur District Council in March 1976. With the creation of the South Downs National Park Authority in April 2011, it became the Local Planning Authority for that part of the Conservation Area to the north of the A27, with Arun District Council remaining the planning authority for the village south of the A27.

1.4 The Conservation Area was last reviewed in 1992, when some minor boundary changes were made. This Appraisal forms part of the review process required and seeks to set out what the Local Planning Authorities consider are the most significant elements which define the character of the Conservation Area. It has a significant role in making informed and sustainable decisions about the future of the area. Whilst comprehensiveness may be sought, however, the omission of any particular feature should not be taken as meaning that it is of no significance.

1.5 It sits within a wider policy context comprising:

- i) The Adur Local Plan or the South Downs National Park Local Plan, as appropriate.
- ii) The National Planning Policy Framework.
- iii) The Planning (Listed Buildings and Conservation Areas) Act 1990.

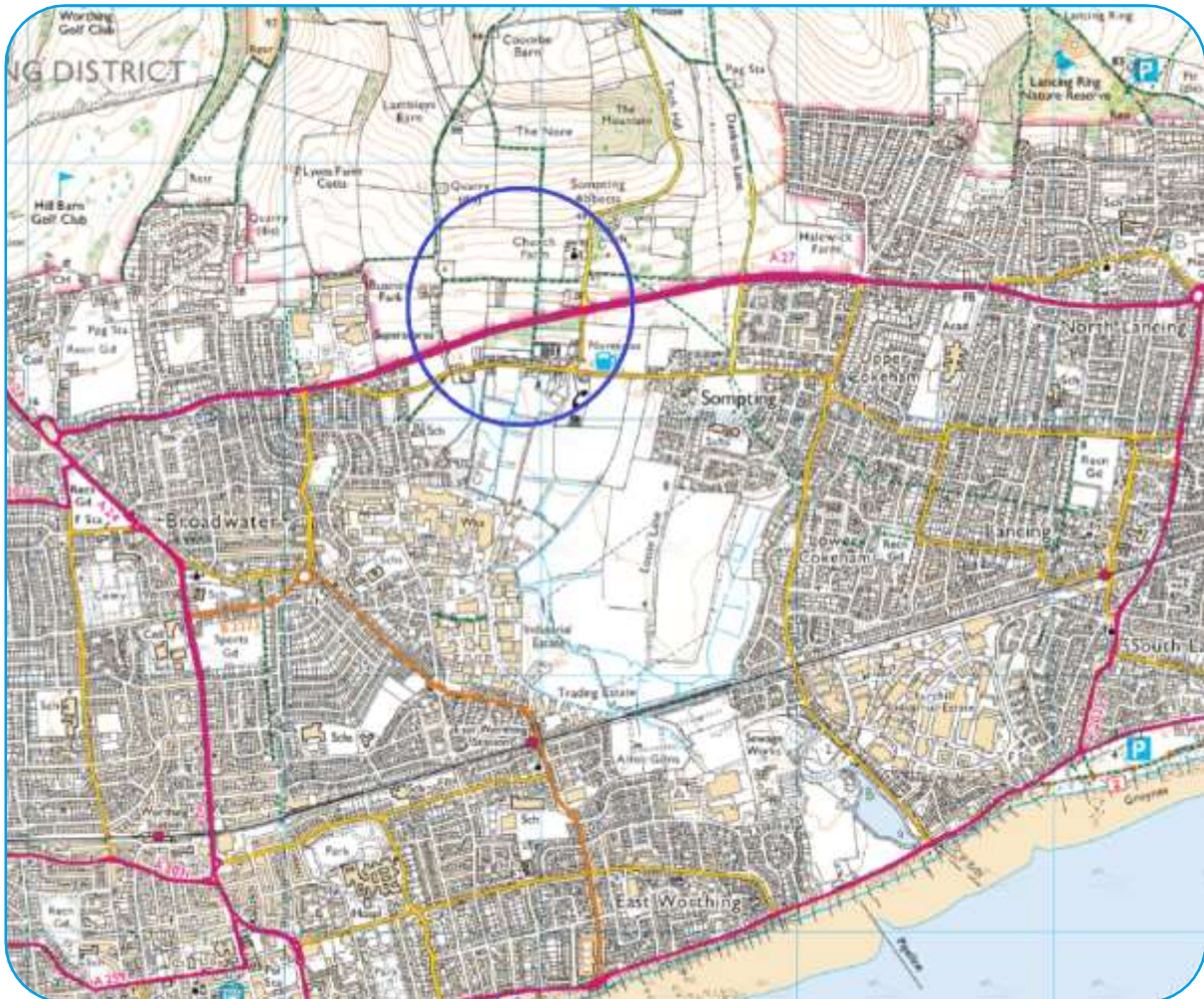
and for that part of the Conservation Area that falls within the National Park only:

- iii) The Purposes and Duty of the South Downs National Park.
- iv) English National Parks and the Broads UK Government Vision & Circular 2010.

1.6 In looking at the area, issues which pose a threat to the quality of the area and any possibilities for improvement and enhancement have also been identified.

SOMPTING IN THE LANDSCAPE

2.1 The village of Sompting sits on the dip slope of the South Downs at the westerly edge of the district of Adur, where it abuts the National Park, and separated from Worthing some three miles south-west by an open green gap. The old boundaries of the parish were broadly considered to run as far east as Boundstone Lane and to the west as far as Charmandean Lane.

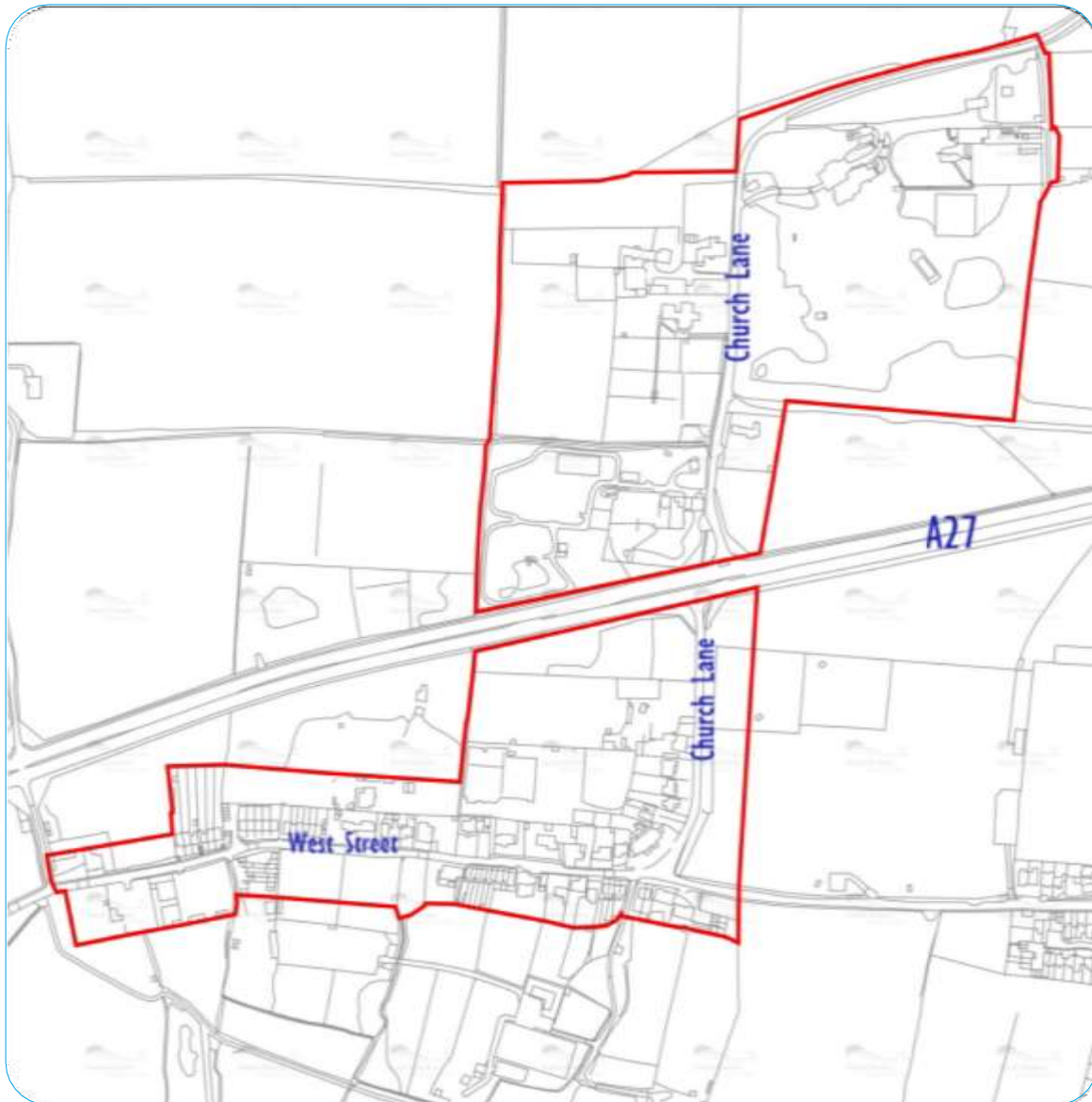


2.2 Today, the village is severed by the A27, with the northern part of the village sitting within the South Downs National Park boundary and extending into the grassland slopes of the Downs, and the southern half of the village within the developed coastal plains of Adur. East of the conservation area is the modern village of Sompting, incorporating the surviving elements of Cokeham, which in turn merges with Lancing.

2.3 The southern part of the parish was once part of the tidal estuary of the Broadwater and Sompting brook, and the name 'Sompting' is reputedly derived from the marshy characteristics of the land. The land rises gently to a low plateau where the historic villages

of Sompting and Cokeham lie, before rising more steeply up the chalk downland to altitudes of 400-500 feet at Park Brow, some two miles north of Sompting. Prehistoric, Romano-British and Bronze Age field systems have been recorded here.

2.4 The Sompting Conservation Area boundaries on either side of the A27 are shown below. South of the A27 it comprises the mainly residential part of the village west of Church Lane along West Street as far as Lambleys Lane which encloses Upton Farm. North of the A27 it incorporates the Church of St Mary and Sompting Abbotts School, along with the intervening buildings along the northern part of Church Lane.



The boundaries of Sompting Conservation Area.

It should be noted that the carriageway of the A27 is excluded from the Conservation Area. These boundaries have been in place since 1992 and no amendments are proposed in this appraisal.

HISTORICAL DEVELOPMENT

Early History

3.1 There is evidence of early and probably continuous settlement in the Parish of Sompting, where remains from late Bronze Age, Iron Age and Romano- British farmsteads and field systems and a Bronze Age bowl barrow have been discovered on the higher ground of the Downs at Park Brow in the north of the parish.

3.2 The settlement of Sompting has Saxon origins, and before 1066 was held by Lewin of King Edward. After the Norman Conquest, Sompting became part of the Rape of Bramber, under the control of William de Braose. At the time of the Great Survey in 1086, it had a population of 53 households, putting it in the largest 20% of settlements recorded in Domesday Book

3.3 The parish was divided into three manors: Lychpole, in the north of the parish; Sompting Abbots, granted first to the Abbey of Fecamp, and from the 18th century owned by the Crofts family; and Sompting Peverel (now Church Farm) owned by the Peverel

3.4 Sompting has long supported arable farming activities in the south, including the cultivation of barley, wheat, peas, oats, and vetch; and pasture on the downland hills mainly of sheep, and some cattle. Such practices persisted from the 11th century, right through to

3.5 The church of St Mary remains the earliest surviving building in the parish, dating from the 11th century and is a fine example of a 'Rhenish helm' pyramidal roof. As the name suggests, this roof form is largely found in the Rhineland and examples are very rare in Britain.

17th & 18th Centuries

3.6 Agriculture continued to dominate the economic life of the village throughout this period, and growth of the village was modest. The village comprised just the old streets of Church, Dankton and Busticle Lanes running north from West Street, and Cokeham, Lotts and Boundstone roads further east.

3.7 The manor of Sompting Abbots passed into the Crofts family in the mid-18th century, and was by this time a large house with a symmetrical south front of five bays with a central pediment and curved flight of steps to the piano nobile. Church Farmhouse, which was the manor house for the Sompting Peverel estate, is believed to still retain an earlier 17th century timber framed building beneath the flint and brick facades present today. This makes it one of the earliest surviving buildings in the conservation area. Within the southern part of the village, a number of 18th century houses survive including the listed buildings of Brooklands, the very fine Upton Farmhouse on West Street, and The Hermitage on Church Lane. Some buildings appear also to have been re-fronted in later years and may conceal earlier vernacular buildings.



Sompting as it appears on Yeakell and Gardner's Map of Sussex, published in 1778 -1783 (above) and Thomas Gream's map of 1799 (below)



3.8 The image below is an extract of the Sompting Estate Map of 1772 showing Sompting Abbots Manor House, and the church to the north and West Street largely undeveloped save the buildings at the junction of Church Lane, and Upton Farm at the western end of the settlement.



19th Century

3.9 Even for much of the 19th century, the principal economic activity continued to be agriculture, and the land use pattern was little altered with most of the land held by seven farms incorporating downland, arable and low-lying pasture. The New Shoreham to Worthing Railway line opened in 1845 and crossed the southern tip of the parish of Sompting. While this likely fueled some increase in development, the boundaries of the village were in large part kept intact.

3.10 Also emerging from the early 19th century was the market garden and glass house industry, where the longer history of orchards was expanded to include cultivation of soft

fruits, including grapes, peaches, melons, strawberries and figs, and vegetables, particularly mushrooms and peppers. The very high flint walls north of West Street enclosed these nurseries and provided shelter for the cultivation of the crops. In the village, terraced housing was constructed for the populations supporting these activities.

3.11 Accompanying the population increases was the rise of protestant worship, and a small chapel was built on West Street in 1887. This survives, although no longer in use for worship.

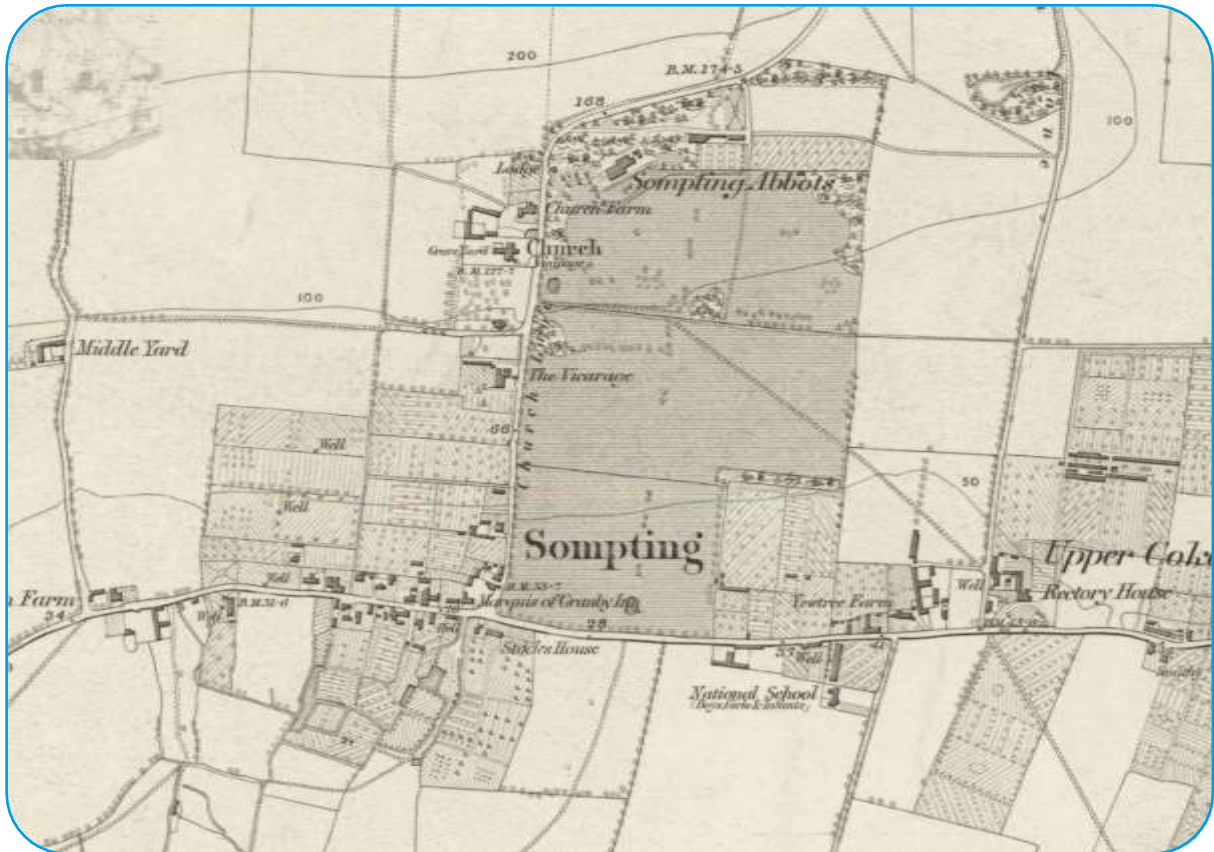
3.12 In the northern part of the conservation area, Sompting Abbots manor was rebuilt in 1856 in the gothic style. Built to the designs of P.C. Hardwick with money left by J.S. Crofts, the house is a spirited interpretation of vernacular flint houses, with stone dressings and an ornate ironwork coronet forming a landmark with the church tower in views from the north and east.

20th Century

3.13 Agriculture continued to be the principal industry of the village into the mid-20th century. Several acres of glasshouses were in use north of West Street operated by local firm G. Linfield Ltd. Worthing, along with the villages of Lancing, Sompting and Cokeham, all expanded rapidly during the 20th century, fueled by structural economic changes, and a mass housebuilding programme following the end of the Second World War. The scale of change to surrounding areas can be seen in the two maps on the following page. The northern part of the village, physically separated by the bypass, and the land ownership of Sompting Abbots has escaped significant development. Sompting Abbots became a school in 1921. West of Church Lane to the south, West Street too retains its historic form, albeit it with considerable infill development.

Historic Associations

3.14 In 1814 Queen Caroline, consort of George IV, stayed at Sompting Abbots before embarking for the continent. Edward John Trelawny, an adventurer, biographer, and novelist well known for his friendships with the Romantic poets Shelley and Byron, lived in Sompting between 1870 and in 1881. His house in West Street continues to be known as Trelawny's cottage.



OS Maps 1879 (top) and 1930-1961 (bottom)





The original Marquis of Granby pub and part of West Street, as they appear in old postcards.



CHARACTER ANALYSIS

Landscape Context

4.1 Sompting is a village that spans two distinct landscape character zones: the alluvial tidal plains to the south, and the chalk downland slopes to the north. The physical separation of the northern part of the village by the present day A27 has separated the manors from the agricultural cottages that served the old estates, but this, along with the longevity of the Sompting Estate landholdings, and more recently through AONB and National Park landscape designations, have maintained the rural character of this part of the conservation area.

4.2 South of the A27, Sompting is a linear village, running west from Church Lane to Upton Farm in the west. South of the village is a diminishing wedge of open land stretching to the coast, allowing glimpsed views across the tidal plains from parts of the village. East and west of the conservation area are open fields associated with the farms of the present-day Sompting Estate. These provide an important rural context to the village otherwise now encroached upon by the expansion of Lancing to the east and Worthing to the west.

Settings & Views

4.3 Views within the conservation area itself are generally close, or kinetic as one moves through the narrow and sinuous streets of Church Lane, and West Street. These townscape views provide a sense of the overall character of the village, and the architectural qualities of it. In the southern character area, there are some attractive views across fields to the south as the buildings become more dispersed at the west end of West Street.

4.4 In the northern part of the conservation area, views are similarly tight. Key buildings are set well back from or face away from the road and views of listed buildings are glimpsed through trees or over hedgerows and flint walls.

4.5 There are some exceptional views from the downland footpaths above the conservation area, including that from 'The Mountain'. These long views take in the church and Church Farm, and afford glimpses of the decorative tower of Sompting Abbots; West Street can be made out in the mid view, beyond which are the tidal plains and built-up coastal area; and finally, the sea.

4.6 Also important in these long views from the north is the appreciation of the historic edges of Sompting defined by Upton Farm to the west and Yew Tree Farm to the east. In particular the fields north of Upton Farm and those crossed by the footpath southwest of Upton Farm provide an important rural context to the listed farmhouse and its outbuildings.

4.7 The remnant historic field patterns to the east and west of the southern part of the village are important to the appreciation of Sompting as a distinct historic settlement of rural origins. At the west end of the village, the fields north of Upton Farm, and those crossed by



Two views from 'The Mountain', towards Church Farm and St Mary's Church (above) and showing Upton Farm in the mid-ground separated by fields from the suburbs of Worthing (below).



footpaths south-west of the village provide an important rural context to a village which for almost all of its history relied on farming and horticulture. Similarly, the approach from the east retains a pastoral character, and views towards the church, Sompting Abbots and the buildings along Church Lane to the south are visible at field edges.

Character Areas

4.8 The Conservation Area falls into two distinct character areas, that to the north of the A27 and that to the south. This is a function of the contrasting topography - dip slope and coastal plain - and the different scale, nature, and form of the built heritage between the two areas.

4.9 This division has been compounded physically by the construction of the A27 and administratively by the creation of the National Park.

Character Area 1: North of the A27

4.10 The northern part of the conservation area is a loose, linear settlement, with buildings spaced quite widely along Church Street. It has retained its historic rural character.

4.11 It contains the most historically and architecturally significant buildings in the conservation area, including the parish church of St Mary's (grade I), along with Sompting Abbots School and Church Farm (formerly the manor associated with the Peverel family). The buildings are set spaced well apart in what can still be appreciated as their former agricultural or parkland settings.

4.12 Sompting Abbots School is an attractive gothic revival building with an inventive use of vernacular flint and brick building materials. It was built in 1856 to the design of a well-known architect, Philip C Hardwick. It is Grade II listed.

4.13 Surviving within the school grounds are remnants of the farmstead and gardens associated with the old manor house including barns, stables and even a pigsty and glasshouse within a walled garden. A ha-ha also survives along with flint walls and a ruined part of a building which now serves as a folly. The survivals are attractive brick and flint structures, some more altered than others. Few are publicly visible. The Lodge on Church Lane is also an attractive, and ornate building of the 19th century, complementing the architectural style of the 'new' Manor.

4.14 These buildings are complemented by the old vicarage (now Sompting Peverel's) at the southern end of Church Lane, and a handful of other buildings either in residential or school use. The building pattern is loose, and the historic houses tend to be detached, dating from the 18th century or earlier (excepting the rebuilt Sompting Abbots).

4.15 The flint walls which line the sinuous street denote the extent of manorial holdings.



The Parish Church of St Mary is a Grade I listed building with origins in the 11th century. Particularly notable is the Rhenish helm roof structure on the tower.





A typical lychgate stands at the entrance to the churchyard. Prior to the start of a funeral, coffins were often kept under the lych gate and, as here, a central pier was provided on which to rest the coffin.



Less usual is the use of such a pier as a war memorial. More information about those commemorated can be found at: <http://www.roll-of-honour.com/Sussex/Sompting.html>



Church Farmhouse is a Grade II listed 18th century structure, although an earlier timber-frame may survive encased within the later flint structure. It formed the manor house for the Peverel Estate.





Sompting Abbots (above) was built in 1856 to the design of architect P C Hardwick. It is Grade II listed.



Other buildings associated with Sompting Abbots include its lodge on Church Street and various structures linked to farming. Only the lodge is visible from the public realm.





North of the A27, Church Lane comprises a small number of fairly substantial buildings which are set back from the road and enveloped in verdant spaces. The substantial flint walls, mature trees, and other greenery are all important elements in defining the character of the street. Kerbs and pavements are limited.





The property now known as Sompting Peverel was originally the old Vicarage. It is now largely screened from public view from Church Street, with only its front door and boundary flint wall being visible.

The old photograph gives some sense of its appearance in the early 20th century.



Character Area 2: South of the A27

4.16 The southern part of the conservation area comprises two streets: the southern section of Church Lane and leading west from it, West Street. The streets are linear, mostly residential, with several terraces that once housed the agricultural workers of the Sompting Estate, or the market garden industry.

4.17 Church Lane south of the A27 is characterised on the west side by buildings of various ages, ranging from the 18th and 19th centuries to modern infill development.

4.18 To the east, and on higher ground are the fields belonging to Yew Tree Farm.

4.19 Church Lane terminates at its southern end with the site of the former Marquis of Granby pub, which dated from the 1930s and was itself a rebuild on the site of an older Inn. This has recently been demolished and will be replaced by a residential development which takes some inspiration from the form of the 1930s building. At the junction of Church Lane and West Street, is a mini roundabout, encircled by development of varying ages and quality including modern terraces, the 1930s pub and 19th century buildings. The forecourt of the public house is an open, but currently unkempt space.

4.20 Immediately north of West Street are the tall flint walls associated with the old market garden industry. The spaces they enclose are inaccessible, and at the time of survey, are used for grazing horses.

4.21 West Street is at the eastern end a linear village of continuous, fairly tight knit development on both sides of the street. West of the Gardeners Arms, the southern side of the street is enclosed either by characteristic flint walls or mixed native hedgerows and there is a looser agricultural building pattern allowing views across the fields of the tidal plain. On the north side of West Street at its western end are terraces of various ages and quality. Along its length within the conservation area, West Street is narrow with an intermittent footway on either side, and buildings with short front gardens often sit hard on the road.

4.22 At the junction of Church Lane and West Street, is a mini roundabout, encircled by development of varying ages and quality, including modern terraces and 19th century buildings. The site of the former Marquis of Granby pub is undergoing redevelopment.

4.23 Upton Farm (grade II listed) at the western end of the conservation area is undoubtedly the finest of the buildings within this character area, and it retains its agricultural setting.

4.24 The flint boundary walls are an important unifying feature within this character area, even where modern, or fragmentary.



Upton Farmhouse: The five-bay south front shown above is early to mid-18th century in construction. Parts of the rear of the house and some of its interiors may be considerably earlier.

Original farm buildings which formed part of Upton Farm lie to the west of the house.





An impressive farm complex sits on the opposite side of the road to Upton Farmhouse and presumably was part of the whole farmstead.





Terraced housing, of varying designs and quality, is a significant feature of the southern character area.

They are largely 19th or early 20th century in date and often accommodated workers in the horticultural industry





Other buildings in the southern character area are mostly constructed in a palette of traditional buildings materials.





Street views in the southern character area.

The ubiquity of cars, both parked and through traffic, has a significant impact on the quality of the southern character area.

The contrast with the rather more bucolic scene shown in a photograph of 1922 is striking.





The Old Post Office is now in residential use but has retained a rather unattractive shopfront.

Recreation of the original shopfront, shown below, as well as the sash windows, represents an opportunity to enhance the building and its contribution to the wider Conservation Area.





Flint walls make a significant contribution to the quality of the southern character area. These include walls which form front boundaries to properties and land facing West Street.



Paths running north from West Street gave access to the horticultural areas beyond and these too often have flint walls. The flint walls that enclosed the nurseries north of West Street provided shelter for the crops.

Some of the walls are not in good condition and require repair and maintenance.



Buildings of the Conservation Area

4.25 The historic built form of Sompting is relatively rich, considering the small size of the conservation area, and clearly illustrates the many layers of the history of the village. There are two landmark buildings in the conservation area, both in the northern character area. They are St Mary's Church with its distinctive 'rheinish helm' pyramidal tower and Sompting Abbotts School, an attractive gothic revival building with an inventive use of vernacular flint and brick building materials. Both these buildings are highly visible from the low-lying surrounds of the village, particularly in the winter months. They represent the long history of the church and manorial lands of Sompting.

4.26 Sompting Abbotts includes within its ground's remnants of the farmstead and gardens associated with the old manor house including barns, stables and even a pigsty and glasshouse within a walled garden. A ha-ha also survives along with flint walls and a ruined part of a building which now serves as a folly. The survivals are attractive brick and flint structures, some more altered than others. Few are publicly visible. The Lodge on Church Lane is also an attractive, and ornate building of the 19th century, complementing the architectural style of the 'new' Manor.

4.27 Elsewhere throughout the village the principal architectural styles are of the 'polite' Georgian architecture of the 18th and early 19th centuries, and the vernacular revival styles of the late 19th and early 20th centuries. There are also a few modern buildings throughout the conservation area, which while appropriate in scale, vary in the success of their integration with the historic settlement.

4.28 The 18th century buildings are generally detached, have uniformity in appearance, or have sought to impose visual order on older vernacular buildings, as at Church Farm and Sompting Peverel's in the northern part of the conservation area. These buildings are generally constructed in the prevalent building stone of flint or brick, occasionally with stone dressings. Some examples are rendered, and have timber sash windows, and classical doorcases or porches. Most have shallow pitched roofs, some behind a pediment as at The Hermitage. Nearly all buildings have been altered or extended over their lifetimes, which in some cases has resulted in inappropriately detailed joinery.

4.29 The majority of the remaining historic buildings in the conservation area date from the 19th century. They tend to be terraces, semi-detached properties or occasionally, villas such as Trelawney's Cottage. The buildings are again generally two storey and flat fronted although some are ornamented with bow windows, continuous porches, or shopfronts.

Heritage assets

4.30 There are eight listed buildings within the Conservation Area. All are Grade II, except for the Grade I Parish Church. The link against each connects to the list entry for each building on the National Heritage List for England, and they are shown on the map at the back of this document.

North of the A27 are:

- Sompting Abbot - <https://historicengland.org.uk/listing/the-list/list-entry/1027881>
- Church Farmhouse - <https://historicengland.org.uk/listing/the-list/list-entry/1193284>
- Parish Church of St Mary - <https://historicengland.org.uk/listing/the-list/list-entry/1353763>
- Sompting Peverel - <https://historicengland.org.uk/listing/the-list/list-entry/1193261>

and South of the A27 are:

- The Hermitage - <https://historicengland.org.uk/listing/the-list/list-entry/1027880>
- Brooklands - <https://historicengland.org.uk/listing/the-list/list-entry/1027848>
- Myrtle Cottage - <https://historicengland.org.uk/listing/the-list/list-entry/1353750>
- Upton Farm House - <https://historicengland.org.uk/listing/the-list/list-entry/1250625>

4.31 Heritage assets are commonly considered to be buildings or structures, monuments, places or landscapes that have sufficient significance to warrant consideration in the planning process. They include designated assets such as scheduled monuments, conservation areas and listed buildings; and non-designated assets such as locally listed buildings. Conservation Area Appraisals provide an opportunity for local planning authorities to also identify unlisted buildings that contribute positively to the character or appearance of the conservation area. Similarly, appraisals can also identify buildings that negatively contribute to the conservation area, usually because of inappropriate scale, poor design, or incongruous materials.

4.32 Those buildings that have been identified as positive contributors within Sompting are identified on the map on page 3. In general, positive contributors have a degree of architectural and historic integrity, which may be derived from a street-facing elevation, or from another viewpoint; and they therefore illustrate an important part of the history of Sompting. The images below show some of the buildings that contribute positively to the conservation area. Most of the flint boundary walls should similarly be considered to contribute positively to the character and appearance of the Sompting Conservation Area.

Building Materials

4.33 There is a generally consistent palette of building materials used throughout the village. There are very few buildings dating from earlier than the 18th century, although Church Farm is likely to have earlier origins than its external appearance suggests. There are therefore no timber framed buildings that are identifiable externally.

4.34 The most characteristic of the local building materials is flint, found in the chalk beds of the downs, or on the beaches. The most commonly found broken flints are known as field flints, and would have been revealed as a by-product of ploughing the fields. In higher

status buildings there are examples of knapped and coursed flints. Flint is used extensively in both buildings and boundary walls throughout the conservation area.

4.35 Elsewhere, brick is the predominant building material, either in local red clays, or in later 19th century buildings, yellow London clays. Where visible bricks are usually laid in Flemish bond, but have also frequently been rendered. Red bricks are commonly used in window and door dressings on flint buildings. There are examples of tile hanging, although often on more modern buildings, and roofing materials include both clay tiles and slates.

Boundaries and Streetscape

4.36 The unifying feature of the conservation area is the extensive use of flint boundary walls, which line Church Lane and West Street on one or both sides, if not continuously, then for much of the length of the conservation area. The flint walls are not homogenous, but vary in terms of their height, intactness, quality, and age. Some are built of coursed cobbled flints, while others are built of broken field flints laid in a more random arrangement. Older walls tend to be taller and bonded with granular lime mortars, while the more modern walls are generally lower, with brick dressings and cement mortars. Flint walls are used both to enclose residential properties and farms, and importantly in Sompting, to enclose the gardens and orchards used in the 19th and 20th centuries for the commercial production of fruit and vegetables.

4.37 Roads and pavements throughout Sompting are in modern tarmac, and there is no historic street paving. There are few pavements in the northern part of the conservation area, and in the south, they are modern, narrow, and intermittent rarely lining both sides of West Street. The footpaths that wind through the old market gardens in centre of the village north to the A27 are unmade and lined by the tall flint walls of the market gardens.

ISSUES & OPPORTUNITIES

5.1 The condition of the conservation area can broadly be summarised as good in the northern character area, and moderate to poor in the southern character area. The northern area benefits from most of the historic buildings carrying a statutory designation, which affords them greater protection from inappropriate alterations and development within the setting of listed buildings. The status bestowed by the National Park designation provides a further layer of protection in terms of development constraints within that area.

5.2 Sompting Abbotts School, as a single tenant responsible for a large number of buildings and much of the land within this area, similarly allows for a consistent approach to managing change. The main listed building and grounds are well maintained, although the extension of the stable block has resulted in harm to this curtilage listed structure. There would be benefit in the school undertaking a Conservation Management Plan to guide future development needs at the school if this is absent or out of date, in order to appropriately conserve the listed and curtilage listed buildings on the school's estate.

5.3 The A27 is one of the most significant problems for the conservation area as a whole, severing as it does the church and manors from the village proper. The junctions of the A27 with Church Lane to both the north and south are poor markers of access points to the conservation area, marred by poorly maintained grass verges, traffic signage and self-seeded trees and shrubs.

5.4 The southern part of the conservation area presents a number of issues that threaten the historic integrity of the village. These are summarised below:

- In spite of the A27 relief road, there remains heavy traffic through the village which also suffers from significant on-street parking pressures, and single lane traffic movement along most of West Street
- Excessive traffic signage and street furniture, particularly at the junction of Church Lane and West Street
- Some modern infill housing exists of inappropriate design and/or materials
- Damaged or missing sections of flint walls, particularly along Church Lane south of the A27
- Inappropriate modern flint walls, or loss of enclosure to some building plots
- Nearly all original windows and doors to unlisted historic buildings have been lost with inappropriate, or uPVC replacements.

- Pedestrian movement along West Street is hampered by traffic, and intermittent pavements. The street is a hazardous and hostile space for pedestrians.
- Poorly maintained tarmac between historic nursery sites leading from West Street to A27
- Development pressure on the edges of the village

MANAGEMENT RECOMMENDATIONS

6.1 The overall character of the conservation area is compromised by the cumulative effects of the issues outlined above, which largely relate to the southern part of the conservation area. The area north of the A27 has seen little harm, probably because of the listed status of the main buildings and, more recently, by virtue of its location within the National Park.

6.2 The following is a set of recommendations, some of which are aspirational, to improve the future management of the conservation area.

The Impact of Traffic

6.3 The volume of traffic on West Street has a serious negative impact on the quality of the village, both as a historic settlement and as a place to live. Much of this is through-traffic trying to avoid the traffic lights on the A27 i.e 'rat running'.

6.4 National Highways has consulted on options for improvements to the A27 in the area. West Sussex County Council has consulted on improvements to cycling and walking facilities in the area.

Recommendation: Any proposed highway improvement schemes in the area should have regard to the character of the conservation area.

The loss of traditional architectural features & traditional materials

6.5 Minor developments such as domestic alterations and extensions can normally be carried out without planning permission under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). Article 4 of the GPDO gives local planning authorities the power to limit these 'permitted development rights' where they consider it necessary to protect local amenity or the well-being of the area. An Article 4 Direction is therefore a tool available to a local authority to allow greater control over the types of changes that can cumulatively erode the historic character of a conservation area, for example loss of traditional windows or boundary treatments.

6.6 The loss of traditional architectural features and traditional materials has been identified as an issue which is harming the character of the southern part of the Conservation Area. In particular, most of the original windows and doors to historic buildings within the southern character area have been lost and have frequently been exchanged for uPVC or historically inaccurate replacements. The creation of an Article 4 direction may be justified covering the area south of the A27. It would not be necessary for the northern character area.

6.7 It is not suggested that any such Direction includes further controls on windows because most of the historic windows have already been lost. However, there are other

alterations to properties in the conservation area, particularly those that relate to boundary treatments, which have harmed the area. The flint walls throughout Sompting are particularly important to the historic character of the village and their loss or replacement with inappropriate substitutes is harmful to its special character.

6.8 In addition to any Article 4 Direction, there would be merit in producing a settlement-specific Design Guide, which could set out advice for homeowners about appropriate alterations, which might over time reverse some of the more harmful alterations.

6.9 At the same time, there would be considerable benefit in raising awareness of the conservation area designation and what it means for buildings within Sompting. This could be achieved through a public consultation exercise for an Article 4 Direction and Design Guide

RECOMMENDATION – Within the part of the conservation area south of the A27, imposition of an Article 4 Direction should be considered to allow additional planning controls for any works fronting a highway or public right of way and which would involve:

- Any alteration to a roof including roof coverings, rooflights and solar panels.
- Building a porch.
- Enlargement, improvement, or alteration such as an extension, removal, or changes to architectural features.
- The provision of a hard surface.
- The erection, construction, improvement, or alteration (including demolition) of a fence, gate, wall, or other means of enclosure.
- Removing totally or partially walls, gates, fences, or other means of enclosure.
- Exterior painting of previously unpainted surfaces or changes of external colour schemes, or covering walls by render or like finishes.
-

and the following whether or not it fronts a highway or open space:

- Removing or altering chimneys.

Infrastructure and public realm

6.10 The conservation area also would benefit from a comprehensive approach to installation of, or alteration to, road, street, telecommunications, and lighting infrastructure. A survey of the current situation should inform production of a Design Guide and lead on to proposals to rationalise and improve the quality of the various elements of infrastructure. All relevant authorities should be reminded of the Conservation Area designation and the Design Guide promoted to encourage a more thoughtful approach to installation of signage, street markings, telephone and broadband boxes, litter bins and road surfaces.

6.11 If it proves feasible to reduce the through traffic, an opportunity will arise to

undertake a more extensive public realm enhancement scheme for the road, perhaps some form of shared surface to make the village more 'pedestrian friendly'.

6.12 Historic England's Guidance 'Streets for All' provides a framework for managing change to the public realm in historic areas:

<https://historicengland.org.uk/images-books/publications/streets-for-all/heag149-sfa-national/>

RECOMMENDATION – That a Design Guide be prepared and promoted to all relevant authorities with an objective to rationalise and raise the quality of insertions into the public realm, including signage, street markings, telephone and broadband boxes, litter bins and road surfaces.

RECOMMENDATION – That the feasibility of a public realm enhancement scheme for the main road be explored. This would include proposals to rationalise assorted infrastructure, road signs, telecommunications apparatus, street lighting etc.

New development & alterations to existing buildings within the conservation area

6.13 Within the conservation area, development opportunities in the northern character area are limited, because of the landscape and heritage designations. In the southern character area, there is some potential for limited infill development, although the looser spatial arrangement of buildings at the western end of West Street, particularly to the south, should be respected. Applications for development within the walled garden areas of the historic nurseries should be informed by an understanding of the historic values of these areas and should respect the high level of enclosure afforded by historic flint walls.

6.14 Some of the modern development throughout the conservation area is poor quality and makes little reference to local vernacular materials and designs. As proposals come forward for redevelopment, or alteration of buildings in the conservation area, the design guide issued with this appraisal should be used to inform decision taking.?

6.15 Regrettably, most of the original windows and doors to historic buildings within the southern character area have been lost and have frequently been exchanged for uPVC or historically inaccurate replacements.

6.16 ADC has produced generic design guidance for residential extensions and alterations within the district, which can be found on its website at :

<https://www.adur-worthing.gov.uk/media/Media,98785,smxx.pdf>

and guidance more specifically related to Sompting will also appear on its website once it has been completed. The SDNPA has adopted a similar general guidance document at:

<https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/supplementary-planning-documents/adopted-design-guide-spd/>

RECOMMENDATION - that (i) due regard be paid to the duty on the Local Planning Authority by Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 when considering planning applications within the Conservation Area; (ii) that planning and Listed Building Consent applications be determined in accordance with all relevant legislation and guidance, including this Appraisal; and (iii) that any opportunities to secure improvements during negotiations be secured as far as possible.

Development affecting the setting of the Conservation Area

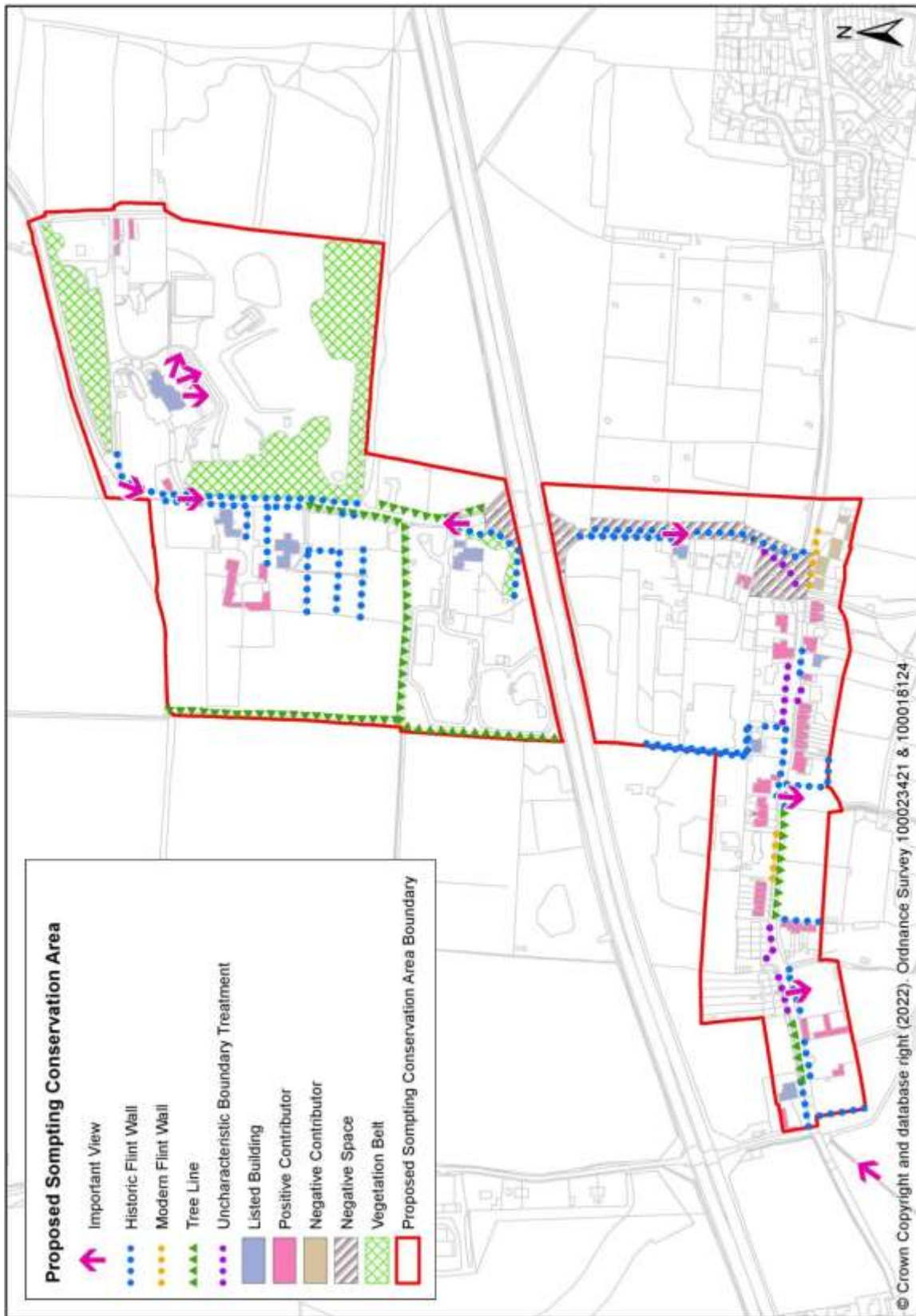
6.17 Development on the fields east of Sompting, those north and south-west of Upton Farm, and south of West Steet should be resisted. The surrounding landscape provides a rural context and setting to the conservation area, which has for most of its history relied on agriculture and horticulture. The historic and aesthetic values of the village would be eroded if the landscape setting of the village is diminished.

RECOMMENDATION: That development on the fields east of Sompting, those north and south-west of Upton Farm, and south of West Street and which would erode the setting of the conservation area should be resisted.

Management of Sompting Abbots School

6.18 Sompting Abbots School is responsible for a large number of buildings and much of the land within the northern character area. At present, the main listed building and grounds are well maintained but there would be long-term benefit in the school undertaking a Conservation Management Plan to guide future development needs at the school if this is absent or out of date.

RECOMMENDATION: That Sompting Abbot School be encouraged to, and assisted with, the preparation of a Conservation Management Plan for its site to ensure that any future development appropriately conserves the listed and curtilage listed buildings on the school's estate.





CONTACTS

For general conservation issues relating to the area south of the A27:

**The Conservation Officer,
Worthing & Adur Councils
email:**

For general conservation issues relating to the area north of the A27:

**The Conservation Officer,
South Downs National Park Authority,
South Downs Centre, North Street,
Midhurst
GU29 9SB
email: historicbuildings@southdowns.gov.uk**

Proposed Sompting Conservation Area

- ↑ Important View
- Historic Flint Wall
- Modern Flint Wall
- ▲▲▲ Tree Line
- Uncharacteristic Boundary Treatment
- Listed Building
- Positive Contributor
- Negative Contributor
- ▨ Negative Space
- ▨ Vegetation Belt
- ▭ Proposed Sompting Conservation Area Boundary

