

A Neighbourhood Plan FOR LITTLEHAMPTON



LITTLEHAMPTON NEIGHBOURHOOD DEVELOPMENT PLAN SUBMISSION PLAN

(INCLUDING POST EXAMINATION MODIFICATIONS)

PLAN PERIOD 2014 - 2029

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Littlehampton Neighbourhood Plan

Submission Plan

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Foreword

Littlehampton Town Mayor,

Littlehampton Town Mayor and Chair of Littlehampton's Planning & Transportation Committee, Cllr Jill Long

In my role as Littlehampton's Mayor I fully endorse the Town Council's commitment to delivering a Neighbourhood Plan for Littlehampton.

Littlehampton has seen this as an opportunity, a way of responding to the localism agenda and also a way of bringing together many of the thoughts, aspirations, current plans and visions for the Town, into one overall and coherent document.

The Neighbourhood Plan does not aim to stop development but to make sure that it is delivered in a way that will benefit the whole community. Development must encompass a wide range of needs including: housing, employment, community and leisure facilities in order to sustain the Town and its residents. The Neighbourhood Plan aims to provide a framework for how development should look; what it should accomplish and where it is best located.



The Neighbourhood Plan is a document that has been created to encompass change. It will need to be reviewed in time, but at the same time it is also a document that reflects the importance of retaining our heritage, culture, identity and civic pride.

As the Chair for the Town Council's Planning and Transportation Committee, I have had the pleasure of overseeing, together with my Committee, the preparation and journey of the Neighbourhood Plan.

This Submission Plan represents the culmination of the work led by the Town Council but also the considerable weight of information you have provided us with over the last couple of years

The document presents a range of policies which the Committee believes are consistent with the key objectives of the plan as well as being in general conformity to the Arun District Council's existing and emerging Local Plan and the National Planning Policy Framework (March 2012).

A full record of the consultation activity including all of the representations and all of the amendments agreed is published alongside this plan as the Consultation Statement.

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Best Regards,

Cllr Jill Long

List of Policies

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1. Introduction

1.1 Purpose

- 1.1.1 At the request of Littlehampton Town Council, Arun District Council (ADC), the local planning authority that covers the town, designated a Neighbourhood Area (see Plan A) on 10th December 2012. The Town Council has led the preparation of the 'Littlehampton Neighbourhood Development Plan' (LNP).



Plan A: Littlehampton Designated Neighbourhood Area

- 1.1.2 The LNP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2003, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 ("the Regulations") and EU Directive 2001/42 on Strategic Environmental Assessment. The LNP establishes a vision of the future of the town and to set out how that vision will be realised through planning and controlling land use and development change.
- 1.1.3 Specifically, the LNP proposes how much new housing should be built in the town up to 2029 and where this housing should be built. It

also makes proposals for specific sites for other land uses and for design policies.

1.2 Neighbourhood Development Plans

- 1.2.1 The LNP is amongst the first Neighbourhood Development Plans prepared in England since the 2011 Localism Act. The National Planning Policy Framework (March 2012) states:

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications; and grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order (para.183).

Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).

Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185)”.

1.3 Strategic Environmental Assessment

- 1.3.1 The local planning authority has issued a screening opinion requiring the LNP to be subject to a Strategic Environmental Assessment (SEA) under the EU Directive 2001/42. This requires the LNP to assess the environmental effects of its policies and proposals during its preparation against a series of sustainability objectives.

- 1.3.2 The SEA process therefore ran in parallel with the preparation of the

LNP. A Scoping Report was published in March 2013 for consultation with the statutory consultees that set out the proposed environmental objectives and evidence base on which the LNP and SEA were based. The final SEA assessment is a separate report to the Submission Plan.

1.3.3 In addition, showing how the plan “contributes to the achievement of sustainable development” is one of the ‘basic conditions’ of the 1990 Act and therefore a requirement of the LNP. The plan will also be in conformity with, and refine, the emerging Arun Local Plan. It will become part of the statutory planning policy framework for the district

1.3.4 As such, the LNP will help to achieve sustainable development by ensuring that its development policies and proposals will meet the needs of people living and working in the town, while at the same time helping to ensure that any adverse environmental impact is minimised. The ongoing consideration of the sustainability objectives of the plan enabled alternative options for those policies and proposals to be compared and evaluated.

1.4 Consultation

1.4.1 The Town Council has consulted the local community extensively over the last eighteen months. Groups of local residents have been established to review and agree which issues should be addressed by the plan.

1.4.2 An informal Draft LNP was published on 11th March for a four week period of public consultation ending on 8th April 2013. The Steering Group received 25 written responses on the Draft LNP. At the same time, a Scoping Report for the SEA was published for consultation with the statutory consultees, to which two responses were received.

1.4.3 The Pre-Submission Plan was published for public consultation for a six week period commencing 5 June 2013 and ending on 17 July 2013. This consultation period was extended until the 2nd August to give community groups more time to submit a written response. The Steering Group received 44 written representations on the Pre-Submission Plan

1.4.4 Although there was general support for the plan and for the policies therein, there were concerns that some of the policies did not apply sufficient constraints to prevent development on specific sites particularly those that currently provide leisure and entertainment facilities. During the course of the consultation on the Neighbourhood Plan the District Council published a Draft Leisure Strategy which included proposals for relocation/change of use of existing facilities namely the Swimming Centre and Windmill Theatre & Cinema. The potential loss of any of these facilities was considered unacceptable by the local community and they wanted to see these sites fully protected within the Neighbourhood Plan.

- 1.4.5 In addition, given the amount of new development proposed and the shortage of public open space within the town boundaries, the community wanted to see all existing green space protected for the life of the plan and beyond.
- 1.4.6 There were also many concerns expressed about potential development on the West Bank of the river Arun. At the time of going out to public consultation Arun District Council were proposing as part of the emerging Local Plan to make a strategic allocation of 1,000 homes on this site. As a result the Pre-Submission Plan listed a series of constraints for future development that took into account the potential impact on the environment and the town should these proposals come on line. However there has been no confirmation that an allocation will be made and many of the representations made did not understand why this policy was included as the Neighbourhood Plan will not be making the allocation. Comments were directed as if the Neighbourhood Plan would be taking on this role. The Steering Group has therefore removed this policy and replaced it with a more general policy that requests extensive consultation with the local community and relevant stakeholders should an allocation be made and development proposals considered.
- 1.4.7 In this final version of the plan, the Steering Group has therefore made significant amendments to reflect the above views to:
- Policy 4: Housing site allocations
 - Policy 5: West Bank
 - Policy 11: Littlehampton Leisure Centre
 - Policy 12: The Windmill
 - Policy 16: Green and Open Spaces
- 1.4.8 The Pre-Submission Plan also proposed two 'Community Right to Build Orders' for the future development of the Littlehampton Community Centre and the Keystone Youth Centre. It was intended that the consultation on these orders would run concurrently with the Neighbourhood Plan. However although the intention is to develop both of these projects in the future they will both need significant public consultation before proceeding. As a result the Steering Group has deleted Policy 23: Community Right to Build Orders. These orders will either be progressed outside the Neighbourhood Plan consultation or as traditional planning applications.
- 1.4.9 A full record of this consultation activity including all of the representations and all of the amendments agreed is published alongside this plan as the Consultation Statement (dated October 2013).

1.5 The Plan Preparation Process

- 1.5.1 The process of preparing and seeking final adoption of the LNP is in accordance with the Regulations and has been agreed by the Town Council.
- 1.5.2 The process up to submission comprised four main stages:
- Community Consultation & Evidence Gathering
 - Draft LNP – this report comprised the draft vision, objectives, policies, proposals and map of the plan for informal public consultation. The Scoping report for the SEA was also released for comment at this time
 - Pre-Submission LNP – this report comprised the draft vision, objectives, policies, proposals and map of the plan and draft SEA.
 - Submission LNP – this report has taken into account the representations received on the draft plan during the public consultation period and has been amended as necessary for submission to the local planning authority.
- 1.5.3 The LNP will shortly be published for a six week ‘publicity’ period prior to its independent examination. During this period, anyone wishing to confirm their support of, or objection to, the plan can do so – the details will be made available by Arun District Council in due course.
- 1.5.4 The Examiner may choose to include a public session to inform his/her report but this is not a requirement. Once completed, the Examiner’s report will contain one of three recommendations to the local planning authority:
- Approve the plan to proceed to referendum
 - Approve the plan with minor modifications to proceed to referendum
 - The plan should not proceed to referendum
- 1.5.5 If either of the first or second of these recommendations, Arun District Council will take a decision on this report and the plan will then proceed to a referendum at least one month after that decision. If supported by a majority vote at the referendum, the LNP will become part of the development plan for Littlehampton.

2. State of the Town

2.1 An Introduction to Littlehampton

- 2.1.1 The town of Littlehampton lies on the south coast of England between the larger towns of Bognor Regis to the west and Worthing to the east. It is predominantly urban with a resident population of c28,000 and within the wider built-up area to the east, comprising Littlehampton, Rustington and East Preston of around 45,000. Significant housing development is planned for the north of the town which when fully occupied will increase the town's population by more than 20%.
- 2.1.2 The northern borders primarily comprise floodplains which form a natural barrier to further development. The river Arun also provides a natural boundary along the western borders which is a high flood risk area. There is extensive flood defence work planned by the Environment Agency for the East Bank of the river which is densely populated, in contrast the West Bank does not have the density of population to attract government funding for flood protection. Access to the town is also further constrained by the railway near its northern boundary.
- 2.1.3 Littlehampton first appears written as 'Hantone' in the Domesday Book of AD1086. A waxen thermograph map from Carentan in France from around AD1100 shows Littlehampton as a small fishing community. The area was owned by the Earls of Arundel and later the Dukes of Norfolk who still live in Arundel. Littlehampton started to develop as a port due to constant silting of the River Arun making it less navigable for larger ships. In 1735 a new river mouth channel was cut and a wooden harbour erected at Littlehampton. By the late Middle Ages, the town had changed its name to 'Littlehampton' in order to distinguish it from Southampton further along the South Coast.
- 2.1.4 The town starts to develop from a fishing community to a holiday resort from the late 18th Century. In 1801 the population stood at 584 and by 1901 it had increased to 5954 people. The development of trade from fishing to ship building and importing of aggregates and Baltic wood played a major part in the town's economic success. However it was the holiday trade, the building of a direct train route into the town, and a cross channel ferry service to Honfleur in France in the latter half of the 19th Century that made the town prosperous as a Victorian holiday resort.
- 2.1.5 This trend continued well into the 20th Century with holiday seasons in Littlehampton. By the late 1920s the town was known as "The Children's Paradise". Post war brought further changes with the building of new housing estates on the outskirts and absorbing surrounding villages like Wick and Toddington along with additional commerce of light industry such as boat building and water sports.

2.1.6 The main town centre is located close to the river and station and is identified as a primary shopping centre within the Arun District Local Plan. There are also a number of local shopping centres also listed within the Plan

2.2 Selected Town Statistics

2.2.1 Littlehampton is made up of 5 wards: Brookfield, Beach, River, Ham and Wick with Toddington. Of these, the River & Ham Wards were in the 10% most deprived wards nationally as evidenced in the Index of Multiple Deprivation 2010 (517 and 568 respectively out of National rank of 7,932 wards). There are considerable variances between the town's wards and particularly with the more affluent neighbouring wards in Rustington.

2.2.2 Arun has a generally older population with only 14.9% under 15 compared to the national average, which is 17.5, however the percentage of under 15s in Littlehampton is much closer to the national average. The following information is a snapshot of the community profile for Littlehampton and has been collated from a variety of sources.

- 27,042 population at 2009
- Average of 35 people per hectare (53 in Ham v 4 in England)
- 4716 children under 15 (17.2% v 17.5% England)
- 5399 older people over 65 (20% v 16.2% England)
- Average life expectancy 78.8 (72.8 River Ward v 80.4 West Sussex)
- 18% detached homes (5% in Ham v 25% in England)
- 19% homes in Council Tax Band A (38% in River v 25% in England)
- 11% of homes without central heating (15% in River v 8.5% in England)
- 26% of households without a car (39% in River v 27% England) 2001 census
- 12% people with highest qualifications (7.7% in Ham v 20% England)
- 32% people with no qualifications (39% in Ham v 29% in England) 2001 census
- 33% students achieving 5A* - Cs including Maths & English GCSE (20% in Ham v 54% West Sussex) (GCSE 2009 - 2010 combined)
- 19.7% of the working age population claiming employment benefits (31.2 % in River v 14.2% in England) DWP 2011
- 23.3% of those aged 60+F/65+M claiming pension credit (32.9% in Ham v 22.9% in England) DWP 2011

N.B. Updated town profiles have recently been released which can be viewed within the evidence documents

2.3 Community Views

2.3.1 The Town Council has been seeking local views over the last eighteen months as follows:

- Public meetings in each ward
- Consultation with focus groups e.g. younger and older people
- Consultation with special interest groups
- Consultation with neighbouring parishes
- Regular updates in the local paper
- Reports in 'Progress' the Town Council's quarterly newsletter
- Questionnaire circulated to every household
- Summary leaflet to every household
- Information on the Town Council website and electronic feedback forms
- Stalls at local events e.g. the Town Show

2.3.2 The Town Council has published a summary of all of the consultation in a separate document but a summary of the key issues raised in the early consultation is included here:

2.3.3 Top ten likes about Littlehampton

- River and harbour
- Seafront and greensward
- Unspoilt beaches
- Waitrose and other new investments
- Location between sea and country
- Sense of community
- Parks and open spaces
- Floral displays
- Free car parking
- East Bank development and River walkway

2.3.4 Top ten areas for improvement

- Empty shops / improvements to retail offer
- Affordable activities for teenagers
- More frequent bus services
- Safer public walkway in Pier Road
- Better train service to London
- More community policing
- More free parking
- Business incentives /lower business rates & rents
- Community hospital / health facilities
- Cinema, bowling alley, skating rink – improved leisure facilities.

2.3.5 Top five areas of concern

Leisure facilities relating to

- a. Potential loss of leisure facilities, particularly since the recommendations from the ADC Leisure Strategy were published
- b. Lack of 'things to do' for young people particularly early teens

Flood risk and surface water particularly relating to:

- a. The impact of over-development and demands on existing drainage and water supplies
- b. The impact of new development adjacent to flood plains
- c. Flood management for East and West Bank of the River Arun

Infrastructure requirements for new housing particularly relating to

- a. Schools
- b. Health facilities
- c. Employment

Transport networks particularly relating to:

- a. Inadequacy of A27
- b. Congestion caused by new retail outlets and housing developments
- c. Public transport limited and expensive

Parking requirements for:

- a. New developments
- b. In the event of redevelopment of St Martin's Car Park
- c. Potential loss of free residents parking.

2.4 The Top five Priorities

2.4.1 Health Care Facilities - were given the highest priority. This not only demonstrated the value that is placed on good health care facilities but was indicative of the amount of public feeling over the decision, during the early part of the consultation period, not to progress the community hospital.

2.4.2 Employment - seen as a high priority by all age groups even though a significant number of respondents were over retirement age.

2.4.3 Affordable homes - there were mixed responses on this issue with an equal number of people placing it as a high priority as a lower priority. Many older people with children and grandchildren were clearly concerned about shortages of affordable homes for young families locally. Conversely concerns were expressed about over developing and the encroachment of housing on green space.

2.4.4 Town Centre Support - generally those consulted expressed concern for small businesses in the present economic climate. However, nearly 50% of respondents commented that the retail offer in the town centre could be improved.

2.4.5 Protecting the Environment & Community and Open Spaces - were considered equally important with close on half of all respondents ranking them in the top three priorities. Many people felt that housing development encroached on some of these valuable areas. *(Note - the bulk of the consultation was carried out before the publication of the Arun Draft Leisure & Cultural Strategy. The early responses might have been significantly higher on this issue if it had taken place following the published recommendations. Later consultation sessions did provoke a significant response as can be evidenced in the Consultation Statement October 2013).*

2.5 Recent Developments

2.5.1 The town has seen considerable residential and commercial development over the last decade as part of a planned regeneration programme. There are a number of current planning permissions and applications in the town, the most notable of which are:

- Courtwick – an outline application (LU/355/10) approved in March 2012 for a mixed use development comprising: up to 600 residential dwellings (including up to 30% affordable housing), up to 4,000 sqm of B1a and B1b employment floorspace, up to 235 sqm of A1/A2/A3 local facilities, structural planting and landscaping, multi functional green infrastructure including sports pitches (and associated changing facilities), informal open space, children's play areas, allotments and surface water attenuation, on-site pedestrian/cycle/bus emergency only access from Courtwick Lane and ancillary works.
- North Littlehampton (Toddingon) - an outline application (LU/47/11) approved in January 2013 for a mixed use development comprising: demolition of existing buildings and structures, up to 1,260 residential dwellings (out of a potential 1,460 dwelling masterplan), up to 13,000 sqm of B1 employment floorspace (including 3,000 sqm Enterprise Centre), up to 3,500 sqm of Class A local facilities, a 100 bed hotel, 60 bed care home, a new 2 Form Entry primary school, community centre, youth and leisure facilities, combined heat & power plant, extension to existing household recycling centre, landscaping, replacement and additional allotments, multi-functional green infrastructure including sports pitches (& associated changing facilities), informal open space, children's play areas, primary vehicular access from a new access from the A259 bridging over the railway line with additional access from Mill Lane & Toddingon Lane.
- Windroos Nursery (Worthing Road) - Outline application for redevelopment of site: Erection of 91 dwellings with improved means of access onto Worthing Road (including closure of existing 2 accesses).

2.5.2 A number of sites in the town have been assessed by Arun District Council as part of the Arun Strategic Housing Land Availability Assessment (SHLAA), the latest version of which was published in September 2012. This document provides an overview of land in Arun with the potential for housing development in the short and medium-to-long terms. The District Council has reviewed each site submitted by considering its availability, developability and deliverability. Those sites that pass these three tests may be considered to meet housing supply; those that do not are rejected for re-consideration in future reviews of the document.

2.5.3 The assessment indicates that seven of the sites assessed within the built up area boundary and a further three sites outside the built-up area boundary may have potential for future housing development. One of the sites within the built up area boundary at the Locomotive Public House in Terminus Road has currently planning permission for seven houses.

2.6 Planning Policy Context

2.6.1 The National Planning Policy Framework (NPPF) published by the Government in 2012 is an important guide in preparation of local plans and neighbourhood development plans. At examination, the submitted LNP must demonstrate that is consistent with the policies and intent of the NPPF.

2.6.2 The development plan for Arun currently comprises the saved policies of the adopted 2003 Arun Local Plan. The LNP must be in general conformity with the development plan. The forthcoming Local Plan will replace the saved policies once adopted. The LNP is being prepared in anticipation of the adoption of the new Local Plan but focuses on being in general conformity with the relevant saved policies of the 2003 plan.

2.6.3 A version of the Local Plan was published by ADC in May 2013 but was not approved for submission. ADC has approved the document as a material consideration in planning decisions but it may be some time before a revised Submission Local Plan will be approved for examination.

2.7 2003 Arun Local Plan

2.7.1 The adopted Local Plan contains a number of saved policies that are specific relevance to the LNP:

- GEN2 – Built Up Area Boundary
- GEN3 – Protection of the Countryside
- GEN7 – Form of New Development
- GEN8 – Development & The Production of New Infrastructure
- GEN10 – Tidal Flooding
- GEN11 – Inland Flooding

- GEN12 – Parking in New Development
- GEN13 – Public Access to the Coast
- GEN15 – Cycling and Walking
- GEN20 – Provision of Public Open Space within New Development
- GEN22 – Buildings or Structures of Character
- AREA1 – Areas of Special Character
- AREA2 – Conservation Areas
- AREA5 – Protection of Open Spaces
- AREA8 – Littlehampton Harbour Strategy
- AREA19 – Primary Shopping Frontages
- AREA23 – Littlehampton Riverside Walk
- DEV14 – Listed Buildings and Enabling Development
- DEV15 – Safeguarding the Main Road Network
- DEV17 – Affordable Housing
- DEV27 – Retail Development Outside the Principal Shopping Area
- DEV34 – Tourist Accommodation & Attractions
- SITE7 – Land at Toddington, Littlehampton
- SITE8 – Railway Wharf, Littlehampton
- SITE9 – West Bank, River Arun: Marina
- SITE10 – West Bank, River Arun: Boat Building & Repair Area
- SITE11 – West Bank, River Arun: Additional Moorings

2.7.2 Although the weight attached to each policy will differ according to its alignment with the NPPF, these policies provide the framework by which the general conformity of the LNP to the development plan will be assessed. Each policy contains a reference to the relevant saved policy(s) and the supporting text draws out any specific conformity issue. The Basic Conditions Statement accompanying the LNP sets out in detail how each policy meets the necessary conformity requirements.

2.7.3 In general terms, the saved policies continue to promote the sustainable development of the town. Specifically, the Local Plan includes a number of policies of direct relevance to Littlehampton. The allocation of Land at Toddington (Policy SITE7) has resulted in planning consent being granted for a scheme of 1,400 homes. The Littlehampton Harbour Strategy, together with the West Bank-related policies all continue to manage development in the harbour area.

2.8 Submission Arun Local Plan

2.8.1 A submission version of the Local Plan was published by ADC in May 2013. This is the latest version of the document. Once adopted, this plan will replace the saved policies of the 2003 Local Plan.

2.8.2 The vision of the Submission Local Plan, which covers the period to 2029, is:
“By 2029, the district will be a safer, more inclusive, vibrant and attractive place to live, work and visit. Arun’s residents will be healthier

and better educated, with reduced inequalities between the most and least affluent.

The coastal towns of Bognor Regis and Littlehampton and their surrounding areas will have achieved greater prosperity through economic regeneration and urban renewal, providing a wider range of jobs and services. This will enable them to compete better with neighbouring centres outside the District and enhance their role as service centres and key destinations for Arun residents, reducing the leakage of wealth and spending to other areas. The social wellbeing of individuals and communities will have improved, particularly within the most deprived areas.”

2.8.3 The Plan sets out a series of strategic objectives:

- *To strengthen Arun’s economic base and provide local job opportunities by increasing, diversifying and improving the quality of employment within the district through the provision of appropriate employment sites, better infrastructure including road access, quality affordable accommodation and the development of business support and partnerships;*
- *To reduce the need to travel and promote sustainable forms of transport;*
- *To plan for climate change; to work in harmony with the environment to conserve natural resources and increase biodiversity;*
- *To plan and deliver a range of housing mix and types in locations with good access to employment, services and facilities to meet the district’s housing requirements and the needs of Arun’s residents and communities both urban and rural, ensuring that issues of affordability and the provision of appropriate levels of affordable housing are addressed while supporting the creation of integrated communities;*
- *To protect and enhance Arun’s outstanding landscape, countryside, coastline, historic, built and archaeological environment thereby reinforcing local character and identity;*
- *To create vibrant, attractive, safe and accessible towns and villages that build upon their unique characters to provide a wide range of uses and which are a focus for quality shopping, entertainment, leisure, tourism and cultural activities; and*
- *To promote strong, well integrated and cohesive communities, through the promotion of healthy lifestyles, provision of good quality accessible community facilities and a safe environment, which delivers an enhanced quality of life to all. This includes meeting the needs of a growing elderly population.*

2.8.4 The plan then states that:

Building on its distinctive character, Littlehampton will be a successful, competitive and connected town. The town will be an attractive, vibrant

and safe place to live, work and visit with an excellent range of facilities for all ages and groups. This will include:

- An attractive and more competitive town centre with a wider range of attractions for residents and visitors;
- Enhanced visitor and leisure facilities along the seafront;
- The development of Littlehampton Harbour as a major feature of the town, through the creation of an attractive waterfront, on both sides of the river and a successful leisure-based harbour;
- Improved accessibility and better connectivity around the town;
- New housing and employment development, including well integrated new communities, which bring tangible benefits for the town as a whole;
- Improved community, business, education and health infrastructure and facilities;
- Enhanced opportunities and access to services, particularly in the most deprived parts of the town.



Plan B: Submission Local Plan Key Diagram

2.8.5 The Submission Local Plan sets out the strategic policies and proposals, which affect the whole of Arun or parts of it to 2029 and beyond. The Plan provides a strategic evidence base for Neighbourhood Development Plans. It guides developers and decision makers on the most appropriate forms of development for the Local Planning Authority Area. The Submission Local Plan safeguards new road routes, allocates land for significant housing development and protects other land from development.

2.8.6 It proposes that *“Neighbourhood Development Plans take forward some of these issues at a finer scale and in Arun this means allocating land for employment, housing and other uses ... Neighbourhood Development Plans need to be in conformity with the strategic policies ... unless evidence can be produced to justify an alternative approach.”*

2.8.7 The Local Plan, along with Neighbourhood Development Plans, will form the statutory development plan for the District which will be used to help guide planning and investment decisions. The purpose of the Local Plan is to encourage new development and manage future growth whilst ensuring that change across the District is sustainable and appropriate to meet local need.

2.8.8 The Submission Local Plan proposes a series of policies of specific relevance to the LNP:

- Policy SP Strategic Housing, Parish & Town Allocations proposes that the LNP provides for 200 new homes in Littlehampton in the plan period and identifies land at West Bank for a strategic development of approximately 1,000 new homes
- Policy DM Littlehampton Harbour encourages development proposals that safeguard the harbour and address flood risk, contamination, access and nature conservation issues in parallel with the housing allocation in Policy SP Strategic Housing, Parish & Town Allocations
- Policy DM Knowledge & Cultural Based Economic Growth identifies a ‘Littlehampton Economic Growth Area’ as a priority centre for the promotion of knowledge and cultural economic sectors
- Policy SP Littlehampton to Arundel Green Link promotes a new strategic green link between Littlehampton and Arundel to improve access between the two towns, the coast and national park
- Policy SP Safeguarding the Main Road Network safeguards the A284 Lyminster Bypass (Northern and Southern sections), the Fitzalan Link and the A259 Littlehampton – Worthing new road and improvement schemes.

3. Vision & Objectives

3.1 A Vision of Littlehampton

- 3.1.1 A 'Littlehampton Vision' was published in 2004 and was a 25 year plan of how the town centre and surrounding area could be developed. The Vision concept originally came from the Littlehampton Town Centre Action Group which was made up a wide range of community representatives - in effect it was a very early Neighbourhood Plan! The overall Vision was to make the town centre more prosperous, vibrant and attractive to residents and visitors by taking advantage of the rich natural assets of the town. The Vision identified various 'areas of opportunity' where existing land use was viewed as under utilised and suggested how it could be enhanced. The Vision findings have been accepted and approved by Arun District Council and many of the conclusions used to guide planning applications.
- 3.1.2 Although the Vision objectives were established over ten years ago they do not fundamentally differ from our current aspirations and reflect the views that have been gathered in more recent consultation for the Neighbourhood Plan. However, one of the key objectives of the Neighbourhood Plan is to raise the aspirations of the whole community - some parts of the Community are less involved than others and often feel that they have no say in what happens around them.
- 3.1.3 The Town is fast expanding and needs to ensure that the facilities and infrastructure grows with it. In order for Littlehampton to remain a vibrant Town, it needs to respond to the changing needs of both society and its changing population. Support groups such as the Traders Association play a vital role in helping to identify changing trends and helping small businesses in the Town to respond to these. The Town Council is interested in talking to all groups that are seeking to support and improve their local communities.
- 3.1.4 In addition this Neighbourhood Plan should recognise the natural and heritage assets that the town already possesses including the harbour, river, seafront and green space and consider how we can protect and enhance these valuable facilities in the future.
- 3.1.5 Taking this into account and the key messages from the consultation as outlined in 2.3 of this report the Neighbourhood Plan Vision is as follows:

'To fundamentally improve the economic, environmental, and social wellbeing of individuals and communities in the town, particularly those in the most deprived areas. To enhance, improve and protect existing community infrastructure and propose new where appropriate, that will deliver excellent local and accessible facilities to all of the Littlehampton population'

3.2 Objectives & Measures

3.2.1 The Vision is an important statement of how Littlehampton might change overall but more specific measures are needed to judge how successful this change will be.

3.2.2 The following objectives and measures reflecting the top priorities identified have been proposed for this plan:

1. To contribute to meeting the demand for new employment opportunities and specifically to encourage local small business and tourism ventures to grow
 - Deliver new business incubator facility
 - Allocate new employment land
2. To consolidate and improve local community services and facilities
 - Deliver new community centre
 - Improved leisure facilities
 - Deliver new youth facility
 - Improved health facilities
3. To contribute to meeting the demand and need for new homes.
 - Allocate new open market homes
 - Allocate new affordable homes
4. To accommodate development and change without undermining the natural beauty of the landscape
 - Target development to previously used sites within the built up area
5. To improve access to Littlehampton and to reduce the need to travel
 - Focus development on the Fitzalan corridor
 - Deliver the Lyminster bypass
6. To promote retail activity in town and local centres
 - Support mixed use development (with no loss of car parking)
 - Define local centres
7. To forge closer links with the local community
 - Establish a Community Liaison Group
 - Produce a Littlehampton Design Guide

3.2.3 The objectives cover a range of economic, social and environmental issues that together provide a basis on which the sustainability performance of the LNP can be judged in due course. They reflect the nature of the town and the direction the local community wants the LNP to take. They also respond to the planning policy context of the emerging Local Plan.

3.3 Monitoring & Review

3.3.1 The LNP will be monitored by the local planning authorities and Littlehampton Town Council on an annual basis as part of the Arun

District Annual Monitoring Reports. The objectives and measures will form the core of the monitoring activity but other data collected and reported at a town level relevant to the plan will also be included.

- 3.3.2 It is expected the LNP will be reviewed on a five-year cycle or to coincide with the review of the Arun Local Plan if this cycle is different.

4. Policies & Proposals

4.1 Introduction

- 4.1.1 The Neighbourhood Plan (LNP) contains a series of policies and proposals, the successful delivery of which during the plan period will achieve the community's vision for the Town.
- 4.1.2 Some LNP policies are additional to the Local Plan; others refine or update Local Plan policy. In all other planning policy considerations, the Local Plan policies will be applied by the local planning authority when considering and determining planning applications.
- 4.1.3 Each LNP policy is numbered and is accompanied by a short explanation and justification, including a reference where appropriate to the relevant key evidence and also where appropriate, a conformity reference to the NPPF and to the Arun District Council existing and emerging Local Plan.

4.2 General Policies

Policy 1: The Presumption in Favour of Sustainable Development

Planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise. Planning permission will also be granted where relevant policies in the Neighbourhood Plan are out of date or silent unless:

- ***other relevant policies in the Development Plan for Arun indicate otherwise;***
- ***or any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework (March 2012) taken as a whole;***
- ***or specific policies in the Framework or other material considerations indicate that development should be restricted.***

Littlehampton Town Council will take a positive approach to its consideration of development. The Town Council and the local planning authorities will seek to work with applicants and other stakeholders to encourage the formulation of development proposals that can be approved.

(Conformity Reference: Arun Submission Local Plan Policy – SP Sustainable Development and NPPF, para's 14 and 16)

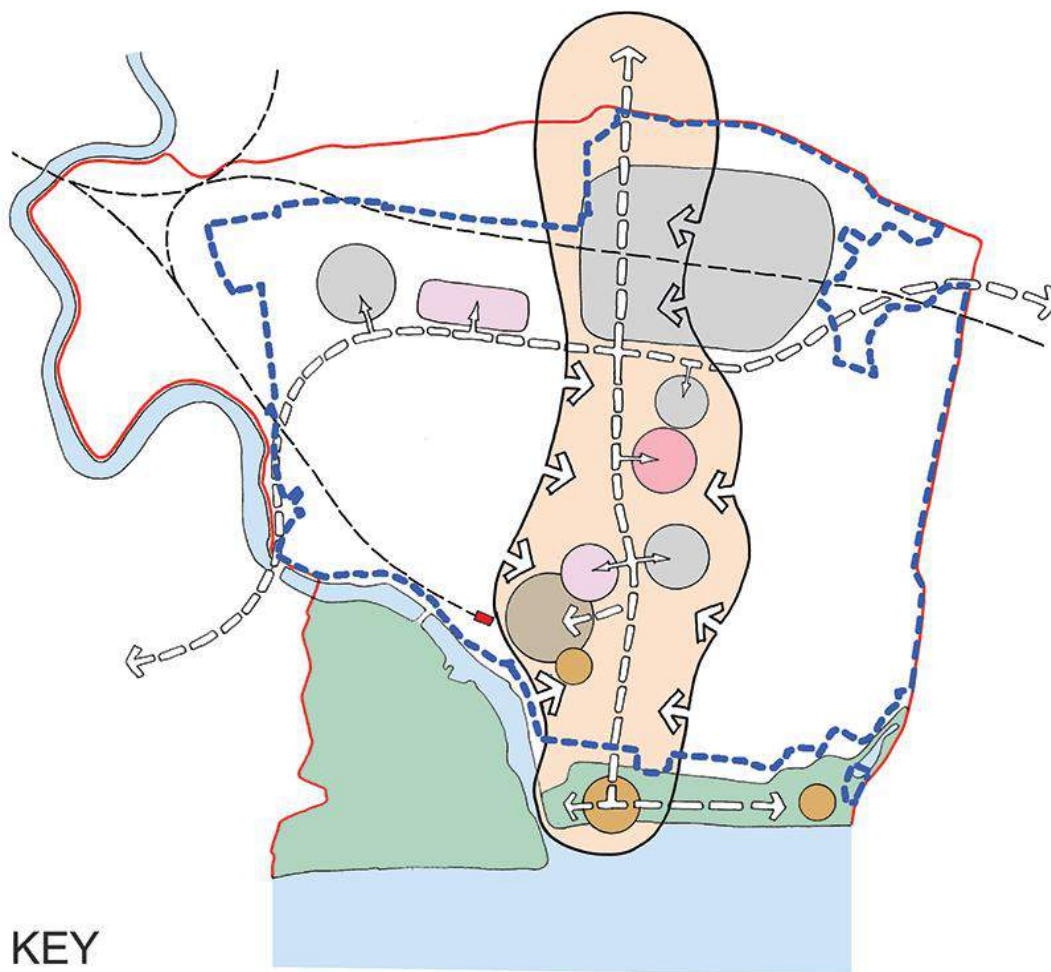
- 4.2.1 Policy 1 incorporates the key principle from the National Planning Policy Framework (NPPF) into the LNP. Where planning applications are to be considered against the policies of this plan then this policy will underpin the approach the Town Council and local planning authorities will adopt in delivering sustainable development in the town.

Policy 2: A Spatial Plan for the Town




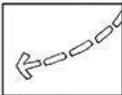



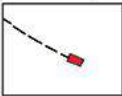



The Neighbourhood Plan concentrates future housing, economic and community-related development within the built up area boundary of Littlehampton and especially within the Fitzalan Corridor connecting the strategic housing allocations at North Littlehampton (Toddington - north of the railway) and at Courtwick Park with the Littlehampton Academy, the Town Centre, the ¹Community Hub and 'the Green', as shown on the Key Diagram.

(Conformity Reference: Arun 2003 Local Plan GEN2, GEN3, Arun Submission Local Plan Policy – SP Built-Up Area Boundary and NPPF para's 17 and 30)

- 4.2.2 Policy 2 provides an overall spatial plan of the town and of where development will be directed (as presented graphically on the Key Diagram opposite). It acknowledges the constraints on development imposed by the significant landscape and flood risk designations in the strategic gaps that surround and define the town (as evidenced by the Arun Landscape Study and Arun Green Infrastructure Study) by focusing development in the built up area. It also responds to the opportunities presented by the major developments planned at North Littlehampton (Toddington – north of the railway), Courtwick Park
- 4.2.3 At the core of the spatial plan is the 'Fitzalan Corridor', a major thoroughfare connecting all of the strategic development locations in the town with its hinterland to the north, west and east and its seafront to the south. The Corridor will be formed by the alignment of the existing Fitzalan Road with the planned Fitzalan Link road and A284 Lyminster Bypass. But it will be significantly more than just a highway – it will transform the perception of local people and prospective investors outside the town of its potential as a place to live, work and enjoy.
- 4.2.4 The Corridor will enable the major developments to the north of the east-west A259 road at Littlehampton – at North Littlehampton and Courtwick Park – to relate better to the town centre, civic centre, Academy and seafront. It will make the town centre more accessible to visitors from the east of the town and it will open up access to land-locked sites between the A259 and East Street. It will also promote the redevelopment of land in and adjoining the town centre and civic centre around Church Street and Maltravers Road.



KEY

	housing		Fitzalan corridor
	employment		road connections
	education		rail connections
	recreation, leisure & culture		railway station
	town centre		built up area boundary
	green space		

Plan C: Neighbourhood Plan Key Diagram

4.3 Housing Policies

Policy 3: Housing Supply

The Neighbourhood Plan provides for the development of at least 200 homes in the period 1 April 2014 to 31 December 2029, above the existing commitments, which will include a requirement to provide affordable housing units in line with Arun District Council's affordable housing policy. These will be built on allocated sites and windfall sites

Development will be phased from housing allocations evenly over the full plan period to ensure a healthy and sustained supply of suitable, achievable, deliverable and developable sites. There will be a presumption against proposals for housing development for which provision has not been made in the Neighbourhood Plan, or that are not for windfall schemes.

Sites are allocated for housing development only within or adjoining the defined Fitzalan Corridor, as shown on the Proposals Map.

The type of housing provided on each allocated site will reflect the proximity of the site to local services. In which case:

- ***sites that are within 400m walking distance, as shown on the proposals map, from a designated local centre will be particularly suited to meeting the needs of smaller households of elderly people or young people without private transport and will therefore have at least 50% of the total number of homes provided as houses and flats with two bedrooms or fewer***
- ***sites that are beyond 400m walking distance, as shown on the proposals map of a designated local centre will be suited to households with access to private transport and will therefore have no more than 25% of homes provided as houses and flats with two bedrooms or fewer***

(Conformity Reference: Arun 2003 Local Plan Arun GEN2, DEV17, Submission Local Plan Policy – SP Strategic Housing, Parish and Town Council Allocations, and SP Affordable Housing and NPPF para 50)

4.3.1 Policy 3 sets a minimum target for the scale and timing of the supply of new homes in the Town and establishes the selection criteria for the housing allocations made in Policy 4. In addition, it sets out the principles for the type and tenure of new homes required.

4.3.2 The supply target for open market and affordable housing conforms to the Submission Local Plan (*Policies Strategic Housing, Parish and Town Council Allocations, and Affordable Housing*). The total number of 200 dwellings over the plan period will complement the strategic housing sites at North Littlehampton (1,400 no.) and Courtwick Park

(600 no.) and the proposed strategic allocation in the Submission Local Plan of West Bank (1,000 no.). Allocating 200 houses within the life of this Neighbourhood Plan acknowledges the housing needs of the District (as identified in the Submission version of the Local Plan) and delivers a significant contribution to achieving those objectives. Littlehampton does not expect any more than 200 homes allocated within the Town during the life of the Plan.

- 4.3.3 In addition, there are approximately 200 dwellings that already have planning consent in the town. There will also be an additional supply of new housing that comes from windfall sites that lie within the built up area which have not been identified in this plan. Over the plan period, therefore, the town will grow by up to 3,500 dwellings, i.e. as much as 25% population increase.
- 4.3.4 The total number of affordable dwellings required is 30% of the total supply.
- 4.3.5 The policy requires that housing allocations are phased to provide a consistent supply of housing over the full period and to reflect that some sites may not be deliverable until later in the period.
- 4.3.6 The site selection criterion of focusing housing allocations in the 'Fitzalan Corridor' aligns with the spatial plan in Policy 2. This location is suited to providing housing of a variety of types to meet local and district housing demand and need. The clustering of allocations in the Corridor will make the most of the planned highways infrastructure and of the proximity to other strategic community assets in the town.
- 4.3.7 The Plan also seeks to enable those households with a requirement or preference for living in smaller homes in closer proximity to local centres and their services to do so. Where households desire larger, family properties and have access to private transport, then the Plan also makes provision. This accords with the principles of good urban design.

Policy 4: Housing Site Allocations

In order to deliver the supply of new homes required in the plan period, the Neighbourhood Plan allocates the following sites for housing development, provided the timing of their implementation is in accordance with Policy 19, and subject to the development principles outlined:

- ***Land South of Littlehampton Academy – approximately 70 dwellings comprising primarily 2, 3 and 4 bedroom houses to be delivered in the period to 2019;***
- ***Land North of the Littlehampton Academy – approximately 100 dwellings comprising primarily 2, 3 and 4 bedroom houses, to be delivered in the period 2020 – 2029, subject to the provision of a new open space on land adjacent to Oakcroft Gardens;***
- ***Land at Patterson Wilson Road – approximately 15 dwellings comprising primarily 2, 3 and 4 bedroom houses to be delivered in the period to 2019, subject to the provision of sufficient land for the delivery of a new business incubator facility under Policy 8***
- ***Land at Fitzalan Road/Church Street (the ‘community hospital site’) - approximately 15 dwellings comprising primarily 2 and 3 bedroom houses to be delivered in the period 2020 – 2029, subject to the provision of sufficient land to retain an appropriate medical services facility within the site or elsewhere in the town to provide Littlehampton with modern primary care facilities offering a full range of community health services and such facilities being operational before the occupation of any dwellings.***

(Conformity Reference: Arun 2003 Local Plan GEN2, DEV17; Arun Submission Local Plan Policy – SP Strategic Housing, Parish and Town Council Allocations, and SP Affordable Housing and NPPF para 47, 50 and 111)

4.3.8 Policy 4 allocates land for the development of new homes in the town to achieve the housing supply of Policy 3. It also indicates the likely phasing of development in respect of the current five year supply period to 2019 and 2020 - 2029.

4.3.9 The sites have been selected from those submitted to the local planning authority for consideration in its Strategic Housing Land Availability Assessment (SHLAA) or have since been suggested by the local community. Those allocated are the only sites that are considered to accord with the selection criteria in Policy 3. No other sites are required to be allocated during the plan period to meet the total housing supply needs of Policy 3 other than those specifically identified in Policy 6.

Housing Source	2014 - 19	2020 - 29	Totals
<i>Open market</i>	<i>50</i>	<i>90</i>	<i>140</i>
<i>Affordable</i>	<i>20</i>	<i>40</i>	<i>60</i>
Totals	70	130	200

Table A: LNP Housing Allocations

4.3.10 Policy 4 requires that the implementation of those allocations proposed in the period 2020 – 2029 is dependent on the prior completion of the A284 Lyminster Bypass as provided for in Policy 20. This is to ensure the road network is capable of accommodating not only these allocations but also the strategic housing allocations around the edge of the town.

4.3.11 Land south of the Littlehampton Academy

The site of the former Elm Grove primary school is owned by West Sussex County Council. It is suited to medium density housing development given the proximity of similar uses and its compatibility with an adjoining education facility. Development will be accessed from the new Fitzalan Link road to the west, not Elm Grove Road. A scheme will be required to include public open space as an extension to the existing public open space off Rosemead and to contribute to achieving a significant green space along the Link road. The land is available for development in the next five years and a scheme of up to 70 dwellings has been assessed as viable.

4.3.12 Land north of Littlehampton Academy

The site comprises land owned by West Sussex County Council that is surplus to the requirements of the Littlehampton Academy. The policy requires provision to be made for a Local Green Space. The preferred location of the new open space, which will be provided and funded by a planning obligation of the housing scheme, is the land off Oakcroft Gardens. This will ensure that the open space will serve both the existing local community, for whom the land is already a valued open space asset, as well as new households.

4.3.13 Church Street/Fitzalan Road

The site of the former community hospital, and still of the Health Centre on part, is owned (from 1st April 2013) by NHS Property Services Ltd. The future use of this site and all the health services delivered in Littlehampton are decided by the Coastal West Sussex Clinical Commissioning Group. The Commissioning Group has been seeking to relocate some health services north of the town closer to the A259.

Development will be accessed from Church Street and the design should respond to the setting of the Grade II Listed Parish Church of St. Mary the Virgin. This site is phased for delivery in 2019+.

4.3.14 Land at Patterson Wilson Road

The site is currently occupied by Sussex Police and the South East Coast Ambulance Service and is owned by West Sussex County Council. It is expected that the occupiers will have vacated the site by 2019 at the latest making it available for redevelopment. The site is suited in part to housing development at a medium density given the proximity of similar uses. However, the site will be prominent on the 'Fitzalan Corridor' as the new Fitzalan Link road is completed to the north, hence Policy 7 allocates the majority of the site for a specific B1 business purpose. The policy therefore requires the comprehensive planning of the site to comprise both uses, to be accessed off East Street. This Neighbourhood Plan believes it is important that the town retains a staffed access point for Sussex Police at a central location

Policy 5: West Bank

The Neighbourhood Plan will support proposals in the West Bank area to alleviate flood risk provided:

- ***It can be demonstrated the scale of development required to fund and deliver the necessary works can be accommodated within the environmental constraints of the area; and***
- ***the proposals are extensively consulted upon with the local community and other relevant stakeholder organisations.***

(Conformity Reference: Arun 2003 Local Plan GEN10, AREA8, AREA13, AREA14, SITE9, SITE10, SITE11, Arun Submission Local Plan Policy – SP DM Littlehampton Harbour and NPPF para's 99 and 109)

4.3.15 Policy 5 acknowledges the longstanding flood risk problems affecting the homes and businesses located at West Bank and the emerging proposals of the Local Plan. The summary of the 2013 West Bank Regeneration Workshop (see schedule of Evidence appendix 7) provides the evidence that the local community is keen to see this addressed.

4.3.16 The policy supports the desire to successfully address these problems to improve West Bank as a place to live and work. However, a combination of designated natural and heritage assets in and adjoining the area impose significant constraints on the scale of development that can be accommodated. Its relative isolation from the main urban area of Littlehampton also poses challenges in physically and socially connecting the area to the town.

4.3.17 The policy therefore requires future proposals to demonstrate these challenges can be addressed to the satisfaction of the local community and of key stakeholder organisations like the Environment Agency, Natural England, English Heritage, the Marine Management Organisation and the Littlehampton Harbour Board, Highways Agency. This is a non-exhaustive list.

Policy 6: Residential development involving the loss of community facilities

There will be a presumption against residential development that involves the loss of existing community facilities unless satisfactory proposals for the relocation of those community facilities have been implemented

(Conformity Reference: Arun 2003 Local Plan GEN2, Arun Submission Local Plan Policy – SP Strategic Housing, Parish and Town Council Allocations and NPPF para's 50, 69 and 111)

4.3.18 The policy requires that satisfactory proposals for the relocation of community facilities on the land have been implemented to avoid the loss of such facilities without any certainty that they may be replaced.

4.4 Enterprise Policies

Policy 7: Business Land Allocations

The Neighbourhood Plan allocates the following sites for business use, as shown on the Proposals Map:

- ***Land adjacent to the new Courtwick Estate***
- ***Land at Hawthorn Road***

(Conformity Reference: Arun 2003 Local Plan GEN2, GEN7, Arun Submission Local Plan Policy – SP Other Employment Land Provision, DM Knowledge and Cultural Based Economic Growth and NPPF para's 20 and 21)

4.4.1 Policy 7 allocates vacant and under-used land adjacent to the new Courtwick Estate and at Hawthorn Road respectively to create new jobs in the town. The Arun Employment Land Study of 2012 identified B1,B2 uses as appropriate on these sites and this additional provision would provide replacement or additional employment land for new business development to compensate for the loss of land to housing in recent years. The significant increase in residential population of the

town forecast over the plan period also has to be matched by an increase in business investment and job growth to prevent inefficient and environmentally damaging traffic congestion from commuting by private vehicles. The possible loss of B1 floorspace at the Enterprise Centre off Hawthorn to medical services use will increase the importance of providing additional employment land in the town.

- 4.4.2 Both sites are in private ownership and they are suited to business use given their close proximity to the strategic highway network and other B1, B2 uses (including the adjoining 1.0 Ha site identified as a strategic employment land allocation in the Arun Draft Local Plan at Courtwick). The policy does not quantify the floorspace potential of each site; rather it leaves this as a decision for applicants and the local planning authority. Nor does it specify an employment density, though the B1 allocation particularly assumes a higher density than most other forms of employment use.

Policy 8: Business Incubator

The Neighbourhood Plan allocates land at the Police Station, Patterson Wilson Road for the development of a business incubator facility comprising B1(a) and B1(b) uses to promote and support economic development in Littlehampton and the surrounding area.

(Conformity Reference: Arun 2003 Local Plan GEN2, GEN7, Arun Submission Local Plan Policy - SP Other Employment Land Provision, DM Knowledge and Cultural Based Economic Growth and NPPF para 21). (Evidence base – ADC Economic Strategy)

- 4.4.3 Policy 8 allocates the majority of the land that will become available in the period up to 2019 at Patterson Wilson Road for the purpose of delivering a business incubator facility.
- 4.4.4 Although the town will shortly benefit from a refurbished Enterprise Centre at Hawthorn Road and has other managed/serviced workspace units, it does not have a facility dedicated to starting up and growing new businesses in a collaborative, entrepreneurial environment. Nor is there this type of economic development initiative elsewhere in the eastern area of Arun.
- 4.4.5 The development of this facility will therefore have significant strategic value for the economic development of the area. It will form a focal point for encouraging and nurturing new business start ups, for building local business networks and for stimulating job growth. As such, it is seen as a strategic infrastructure project which should receive funding from Community Infrastructure Levy contributions as and when the levy is introduced.

- 4.4.6 This prominent location in the 'Fitzalan Corridor' and on the edge of the town centre is very well suited to this purpose and is compatible with adjoining residential areas. It will be accessed from East Street and its design should ensure there is a suitable distinction between the uses and should respond to the prominence of the site frontage in views from all directions.

Policy 9 Local Centres

The Neighbourhood Plan designates local centres in the following locations, as shown on the Proposals Map:

- ***Wick Street***
- ***Horsham Road/Elm Grove Road***
- ***Finisterre Way***
- ***Norfolk Road/Western Road***
- ***The proposed local centre approved as part of the North Littlehampton masterplan***

Within the local centres the Neighbourhood Plan:

- ***supports proposals for the development of A1-A5 uses*, provided the number of A2-A5 uses does not exceed 50% of the proportion of the total number of A1-A5 uses in the local centre***
- ***resists the change of use of existing A1-A5 uses to non-A1-A5 uses, unless it can be clearly demonstrated that the A1-A5 premises have been actively marketed and no demand exists for the continuation of that use.***

(Conformity Reference: Arun 2003 Local Plan DEV26, DEV27, Arun Submission Local Plan Policy SP Hierarchy of Centres & DM Retail Development and NPPF para's 30, 69 and 70)

*See appendix 5 Use Classes for definitions

- 4.4.7 Policy 7 identifies on the Proposals Map the areas to which the development plan policies for local centre retailing will apply. They have been drawn to follow the existing clustered pattern of small retail and service centres serving local communities across the town.

- 4.4.8 The intent of the policy is to provide greater certainty to local centre investors that there is strong support for securing and improving the viability and vitality of these important assets. It refines the Local Plan policy by recognising the importance of convenience retail, services and food take-away facilities in the local centres. The loss of such valued facilities to other development will require local communities to travel further, most often by car, and cannot be supported unless there is clear evidence that there is no longer a demand from customers, investors or operators to continuing the use.

4.4.9 Policy 7 also makes provision for the local centre within the proposed future development at North Littlehampton and would similarly protect this centre once the development is delivered.

Policy 10: Convenience Stores

The Neighbourhood Plan has a presumption against the change of use of the existing convenience stores at:

- ***Sandfield Avenue/Lyminster Road***
- ***Clun Road (Courtwick Road)***
- ***Clun Road (Adjacent to Wickbourne House).***

(Conformity Reference: Arun 2003 Local Plan DEV27, Arun Submission Local Plan Policy DM Retail Development and NPPF para's 30, 69 and 70).

4.4.10 Policy 10 identifies existing A1 convenience retail premises, the location of which provides the local community with a valued facility. The policy resists the loss of this use to any other use as the opportunity to replace the facility in a similarly convenient location is very unlikely to be possible. In each case, the property has been identified as a single A1 use and by way of its relatively isolated location in respect of proximity, by walking distance, to either the town centre or to the nearest local centre.

4.4.11 In the event that a facility closes then the District and Town Councils will encourage other operators, including local community co-operatives or similar social enterprises, to acquire and operate the use.

4.5 Community Infrastructure Policies

Policy 11: Littlehampton Leisure Centre

The Neighbourhood Plan supports the refurbishment or redevelopment of the Littlehampton Leisure Centre on the current site

In the event that the leisure centre facility is to be relocated elsewhere in the town and the site is to be redeveloped, then any redevelopment should not take place until:

- ***A development brief detailing future design and usage of the existing site has been fully consulted***
- ***The replacement facilities are available for use***

(Conformity Reference: Submission Local Plan Policy SP Health & Wellbeing, DM Open Space Sport & Recreation and NPPF para's 23 and 70)

4.5.1 Policy 11 reaffirms the local community's expressed desire to see the swimming pool facility refurbished or redeveloped on its current site as an enhanced leisure facility to serve the town.

4.5.2 If the decision is taken by the Planning Authority to relocate the facility elsewhere in the town then any redevelopment of the existing site must be informed by a development brief and be consistent with all other relevant policies in this plan and in the development plan having regard to its prominent location on the seafront including the site's liability to flooding.

4.5.3 The policy also requires that in the event that the leisure centre facility is relocated elsewhere in the town and the site is put forward for redevelopment, that redevelopment should not take place until replacement facilities in Littlehampton are available for use.

Policy 12 – The Windmill

The Neighbourhood Plan supports the refurbishment of the Windmill Theatre and cinema or the redevelopment of the site for D2 leisure purposes only.

The existing site shall not be redeveloped unless alternative theatre and cinema facilities in Littlehampton have been completed and are available for public use

(Conformity Reference: Submission Local Plan Policies SP Health & Wellbeing, DM Open Space Sport & Recreation and DM Tourism Related Development and NPPF para's 23 and 70)

- 4.5.4 Policy 12 reaffirms the local community's expressed desire to see the existing theatre facility refurbished or redeveloped as an enhanced cultural facility to serve the town.
- 4.5.5 However, if a proposal to redevelop the facility is submitted to the local planning authority, the policy requires that suitable alternative provision is made for a theatre and cinema facilities elsewhere in the town, prior to the implementation of the scheme. This will minimise the risk of the town losing these much valued facilities.

Policy 13: Littlehampton Community Centre

The Neighbourhood Plan incorporates the provision of a new community centre facility on land at Church Street, as shown on the Proposals Map.

(Conformity Reference: Arun Submission Local Plan Policy SP Health& Wellbeing , DM Open Space Sport & Recreation and NPPF para 70)

- 4.5.6 Policy 13 recommends the provision by the Town Council of a new community facility for the town. The site on Church Street has been acquired by the Town Council so that such provision can be made. Funding has been secured by the Town Council through sale of land and S106 developer agreements, however the commencement of the project will be dependent on when these agreements come on line. Nearer the time a full consultation will be carried out with regard to the future design of the building

Policy 14 Keystone Centre

The Neighbourhood Plan supports the retention, improvement and extension of the Keystone Centre, Eldon Way, as shown on the Proposals Map, as a valued community facility for young people in the town.

(Conformity Reference: Submission Plan Policy SP Health& Wellbeing , DM Open Space Sport & Recreation and NPPF para 70)

- 4.5.7 Policy 14 identifies the Keystone Centre on Eldon Way as an important facility for the town and especially its young people. Funding has been secured by the centre and through S106 developer agreements to significantly improve the existing facilities, which may require new development and which the policy fully supports.

Policy 15: Provision and improvement of school facilities

The Neighbourhood Plan supports developments that lead to the provision or improvement of facilities for children to attend primary and secondary schools in Littlehampton

(Conformity Reference: NPPF para 72)

- 4.5.8 Policy 15 acknowledges the concerns voiced by the local community about school provision for Littlehampton children and supports any developments that will lead to the provision or improvement of facilities of both primary and secondary schools in Littlehampton
- 4.5.9 Previous assessments by West Sussex County Council as the local education authority have indicated that the major housing schemes at North Littlehampton and Courtwick Park did not cumulatively require a new secondary school facility. However, together with other strategic and local housing allocations proposed in and around the town in the Local Plan, and the allocations made in Policy 4 it is possible these assessments might need reviewing.

Policy 16: Open Spaces

There will be a general presumption against development proposals on any accessible public open space in the town as listed and mapped in Appendix 2.

Existing open spaces, sports and recreational buildings and land, including playing fields, should not be built on except in very special circumstances unless:

- ***An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or***
- ***The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or***
- ***The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss***
- ***The development is ancillary to the use of that land as recreational/open space.***

(Conformity reference: Arun 2003 Local Plan AREA5, Arun Submission Local Plan Policy SP Green Infrastructure & Development, DM Open Space Sport & Recreation, and NPPF para's 58 and 69).

4.6.1 Policy 16 will protect open space sites included in Appendix 2 from development for the full plan period and beyond and will ensure the local community continues to have access to public open space in the local area. The only exception to this policy would be if the applicant could demonstrate that very exceptional circumstances exist that would justify such an exception such as a statutory infrastructure provider requiring to locate essential equipment where there are no other suitable sites available

4.6.2 Littlehampton has a deficiency of open and recreational space in relation to its population as identified in the District's Open Space Sport & Recreation Study 2009 (see the Schedule of Evidence in Appendix 7). In acceptance that a large area of green land is being lost to housing development (circa 2,000 houses proposed to the north of town with outline planning permission) and agreed open space requirements for these developments often located in the floodplains it is clear existing green spaces must be protected.

4.6.3 The Neighbourhood Plan fully endorses the policies within the NPPF which seek to maintain healthy communities and has listed all of the existing green and open spaces which help to deliver this objective in Appendix 2.

Policy 17: Buildings and Structures of Character

The Neighbourhood Plan identifies the properties in Appendix 4 of the Plan as locally important heritage assets. The effect of a planning application proposal on the significance of these non-designated heritage assets will be taken into account in determining the application in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal

(Conformity Reference: Arun 2003 Local Plan Arun GEN22, Submission Local Plan Policy DM Buildings of Structure or Character and NPPF para's 58, 61 and 135)

4.6.4 Throughout the town there are buildings and structures that, while not of sufficient special historic and/or architectural interest to warrant designation as listed buildings, have a distinct and valued local character and/or appearance that are worthy of retention as part of development proposals.

4.6.5 All of the buildings and structures are identified as a result of:

- being very good examples of traditional or established style, or unusual type; and
- being buildings or structures which contribute towards the local townscape or have important historical associations; and
- remaining largely intact and not adversely affected by later extensions or alterations.

4.6.6 The list of buildings and structures referred to within the policy (Appendix 4) is a Supplementary Planning document issued by Arun District Council in 2006. The list will need constant updating and it is proposed that a Community Liaison Group consider this as part of their remit when producing a Littlehampton Design Guide.

4.7 Transport & Access Policies

Policy 18: Fitzalan Link Road

The Neighbourhood Plan requires the proposed Fitzalan Link Road between East Street and the North Littlehampton development to:

- ***enable access to be housing allocations at Land South of Littlehampton Academy and at Land North of Littlehampton Academy under Policy 4;***
- ***be of a design that can satisfactorily provide for the development of those sites; and***
- ***be completed prior to the occupation of dwellings on either of those sites unless a Transport Assessment demonstrates that the cumulative residual impacts on the existing Highways Network are not severe.***

(Conformity Reference: Arun 2003 Local Plan Arun GEN7, Submission Local Plan Policy SP Transport & Development, SP Safeguarding the Main Road Network, DM Sustainable Travel & Public Rights of Way and NPPF para's 30, 32 and 34)

4.7.1 Policy 18 highlights the importance of the design standard and timely completion of the Fitzalan Link road between the A259 and East Street in order to deliver the allocation made in the LNP policy 4.

4.7.2 Although the route of the road has been agreed, and part of it built, as part of the S106 Agreement on the North Littlehampton housing scheme, its final detailed design must take into account the need to serve the new developments. The carriageway width, its junctions, pedestrian crossings, footpaths, bus and cycle lane provision and associated landscaping must all reflect the importance of the route as the backbone of the 'Fitzalan Corridor' in Policy 2. Attention should also be given to ensure the east / west connections link effectively with the town centre; seafront and river.

4.7.3 The principle and funding for the scheme have also been agreed as part of the above S106 Agreement. However, its delivery is related to the timing of development on that scheme, the latter phases of which may not be implemented until 2023+. It is not intended to unnecessarily delay the delivery of either the Land South or North of the Littlehampton Academy housing allocations in Policy 4 until after 2023 but both allocations are dependent on it to enable access to the local highway network rather than use unsuitable local streets.

In the event that developers wish to bring forward either of these allocations for delivery before 2023, or before the trigger point of the completion of the road by the development programme at North

Littlehampton if that is later, then this policy requires the applicants to demonstrate through a Transport Assessment that the residual cumulative impact of their development on the highway network are not severe.

- 4.7.4 These improvements will also require works to improve the management of traffic on the Fitzalan Road south of East Street. The access road to the academy will also require upgrading to meet this objective.

Policy 19: A284 Lyminster Bypass & the A27 at Arundel

The Neighbourhood Plan requires the completion of the A284 Lyminster Bypass scheme (northern and southern sections) before the implementation of:

- ***any of the housing allocations made in Policy 4 that are phased for the period 2020-2029; and***
- ***the housing and commercial developments at West Bank, in the event of a strategic housing allocation by the Arun Local Plan.***

The Neighbourhood Plan will support proposals to improve the A27 at Arundel.

(Conformity Reference: Arun 2003 Local Plan Arun DEV15, Submission Local Plan Policy SP Safeguarding the Main Road Network and NPPF para 29)

- 4.7.5 Policy 19 supports the long term commitment of the local highway authority to delivering a bypass for the village of Lyminster to the north of the town and the safeguarding of the scheme in the Arun Draft Local Plan (Policy SP Safeguarding the Main Road Network). The northern section of the bypass, together with a new road bridge over the railway (the 'southern section') is required to significantly improve the capacity of the road network to serve the growth of the town already envisaged over the plan period. The new road bridge will also enable the prospective closure of the level crossing at Lyminster. Policy 23 therefore identifies this project as one that should be identified in the Arun Infrastructure Delivery Strategy to obtain a funding contribution from the Community Infrastructure Levy as a strategic infrastructure project.

- 4.7.6 The policy requires the implementation of the bypass prior to the implementation of any of the housing allocations made in Policy 4 in the period beyond 2019. These allocations are all located in the Fitzalan Corridor and have been proposed in the LNP on the assumption that their cumulative impact on the road network will

require this important infrastructure commitment to provide the Lyminster bypass.

- 4.7.7 Although outside the town boundary, the LNP supports the long term ambition of many communities in this area to see major improvements to the A27 road at Arundel. Improvements to alleviate major traffic congestion there, together with a completed Lyminster Bypass, will transform road access to the town to encourage and support the major investment in housing, economic and social infrastructure development. The Government has recently announced that new feasibility work will be undertaken to determine the options for improving the A27.

Policy 20 Arundel Chord Rail Improvement Scheme

The Neighbourhood Plan supports the implementation of the Arundel Chord Rail Improvement Scheme at the Arundel Junction in the plan area, provided its design incorporates flood risk mitigation measures.

(Conformity Reference: NPPF para 29)

- 4.7.8 Policy 20 identifies the Arundel Chord Rail Improvement scheme as a potential infrastructure project, the location of which partially falls within the town boundary. The scheme will improve the efficiency of the local rail network, enabling improvements to services that will benefit the town and its neighbours. It recognises, however, the location of the scheme in the flood plain of the River Arun and requires that the design of the scheme does not increase the risk of flooding elsewhere in the town.

Policy 21: Proposals to increase the recreational and tourist use of the River Arun

The Neighbourhood Plan supports the implementation of any scheme that maximises the use of the river; encourages tourism activity along the waterway and provides connections between Littlehampton and the South Downs National Park and other points of interest in West Sussex

(Conformity Reference Arun 2003 Local Plan DEV34, Arun Submission Local Plan Policy SP Green Infrastructure & Development, Sustainable Tourism & the Visitor Economy and NPPF para 29)

4.7.9 Policy 21 supports the work of Wey & Arun Canal Trust. The Wey & Arun Canal runs through Surrey and West Sussex in Southern England.

4.7.10 Much of the canal is no longer navigable – the Wey & Arun Canal Trust aims to restore the canal back to navigation. This policy supports the long term strategy of the Trust to consider the restoration of the canal southwards from Drungewick Lock towards Pallingham. It is at this point that it links with the river Arun and potentially to the coast. When it is restored, there will be an inland waterway link from London, via the rivers Wey.

4.7.11 This rural waterway is recognised as a natural heritage asset and it provides a haven for wildlife. The canal is recorded in the Sites & Monuments Register. It is also strategically important as the only outlet to the Channel from all the 3,000 miles of inland waterways in England.

Policy 22: Design of New Development

The Neighbourhood Plan encourages all planning applications submitted for major development proposals to be considered by a Littlehampton Design Assessment Panel as part of the pre-application consultations.

The Panel will be encouraged to consider emerging proposals and planning applications against the design criteria established in the development plan

The Neighbourhood Plan will support proposals for the housing developments, provided they can clearly demonstrate that, in responding to the adopted West Sussex 'Guidance for Parking in New Residential Developments, September 2010' Supplementary Planning Document:

- ***the scheme layout and building plot configurations are able to properly accommodate the forecast requirement for off-street and on-street car parking, and***
- ***it is possible to effectively manage the consequence of under-provision of car parking spaces once the scheme is fully occupied***
- ***the carriageway widths of roads that may support (existing and future) local bus routes, are capable of doing so.***

(Conformity Reference: Arun 2003 Local Plan GEN7, GEN12, Arun Submission Local Plan Policy SP Design, SP Transport & Development, DM Aspects of Form & Design Quality and NPPF para's 39, 56, 59 and 62)

4.7.12 Policy 22 firstly establishes a means by which the design merits of all major development proposals will be assessed. Its intention is to

improve the design quality of all development and amenity space in the town and especially of those significant housing, commercial and community facility proposals in the LNP, which will be prominent in the Fitzalan Corridor and at other locations. Quality design will be important to achieving the aspirations in the Vision for Littlehampton.

- 4.7.13 The Littlehampton Design Assessment Panel (LDAP) will be formed in line with Design Council/CABE good practice and is inspired by the NPPF commitment to design quality. It will be operated by Arun District Council and Littlehampton Town Council and will comprise a list of built environmental professionals – architects, landscape architects and urban designers – based in the area, a relevant number of whom will be invited to consider emerging proposals during the pre-application stage of planning applications. Panel members will be selected on the basis of their design specialism and to avoid any potential conflicts of interest. Once established, the Panel may also be invited to consider proposals for significant schemes in neighbouring parishes.
- 4.7.14 The development plan already sets out the key design criteria against which development proposals are judged. In order to aid applicants in preparing their proposals, the Town Council proposes to prepare a Littlehampton Design Guide in association with ADC and interested local community organisations. The guide will be prepared in accordance with good practice with a view to its being adopted by ADC as supplementary planning guidance. It will then be used by the Panel to inform its considerations of the emerging proposals of major development schemes.
- 4.7.15 The policy also responds to the local community's concerns that recent housing schemes implemented in the town have not made sufficient provision for car parking spaces, the routing of local bus services, cycle routes and pavement widths. It therefore requires that planning applications for housing developments of a significant scale demonstrate that proper consideration has been given to such matters. This requirement is in accordance with the design policies of the development plan but restates the importance of these design matters as being especially important in Littlehampton.

5. Delivery Principles & Policies

5.1 Introduction

5.1.1 The Neighbourhood Plan will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the town and through steering public and private investment into a series of infrastructure projects contained in the plan.

5.2 Development Management

5.2.1 Most of the policies contained in the Neighbourhood Plan will be delivered by landowners and developers responding to its allocation of land for development. In preparing the Plan, care has been taken to ensure, as far as possible, that these allocations are achievable. All the allocated sites are considered viable to develop using conventional development appraisal techniques.

5.2.2 Whilst the local planning authority will be responsible for development management, the Town Council will also use the LNP to frame its representations on submitted planning applications. It will also work with the authority to monitor the progress of sites coming forward for development.

5.3 Infrastructure Projects

5.3.1 The Plan has identified a series of infrastructure projects to support its proposals.

Policy 23: Infrastructure Investment Priorities

The Neighbourhood Plan identifies the following strategic infrastructure projects as requiring financial contributions from the Arun Community Infrastructure Levy:

- ***the Lyminster Bypass as proposed in Policy 19***
- ***the Business Incubator facility proposed in Policy 8***
- ***Improvements to leisure facilities***

The Neighbourhood Plan identifies the following local infrastructure projects to be funded from the Littlehampton Town Council allocation of the Arun Community Infrastructure Levy:

- ***Keystone Centre, as identified in Policy 14***
- ***Littlehampton Community Centre, as identified in Policy 13***
- ***Support of regeneration budget fund for economic, environmental, leisure and community projects.***

(Conformity Reference: Submission Local Plan Policy SP Strategic Housing, Parish & town Allocations and NPPF para 162)

- 5.3.2 Policy 23 proposes how the forthcoming Arun Community Infrastructure Levy (CIL) should be invested in delivering the LNP. It acknowledges the distinction between the investment made by ADC in strategic infrastructure projects benefiting the whole district and those of a more local nature.
- 5.3.3 The policy identifies the Lyminster Bypass and Business Incubator projects as having strategic value for the eastern area of Arun District. The first will enable the town to continue to play an important role in serving a wider urban area with a range of employment, retail, leisure, cultural and community facilities and services. The second will provide an important driver of economic development activity in and around the town.
- 5.3.4 The policy also identifies new/improved leisure facilities as having strategic value for the eastern area of Arun District. It is clear from the Neighbourhood Plan consultation that this was seen as a high priority both for Littlehamptom residents and neighbouring parishes including Rustington, Angmering and Clymping
- 5.3.5 The policy identifies two specific LNP proposals will benefit from the allocation of CIL that will be allocated to the Town Council to invest. This allocation will be 25% of the total CIL generated from the charge levied on all qualifying development in the town over the plan period. The replacement Keystone Centre and new Community Centre projects will make a significant contribution to community life in the town. The CIL funding will also be invested in local regeneration projects.
- 5.3.6 Other sources of funds include the capital programmes of the District and County Councils. However, the availability of this funding will be limited and uncertain in the coming years. It may be possible to obtain a proportion of the New Homes Bonus for homes built in the town. It may also be possible to align the projects with planned investments through the Local Transport Plan capital programme of the councils.

Littlehampton Neighbourhood Plan Proposals Map (Showing 400m buffer)

Key:

-  Neighbourhood Area (within the Arun District Planning Authority Area)
-  Arun District Planning Authority Area
-  Surrounding Parishes (within the Arun District Planning Authority Area)
-  Built-up Area Boundary
-  English Channel
-  Water Courses

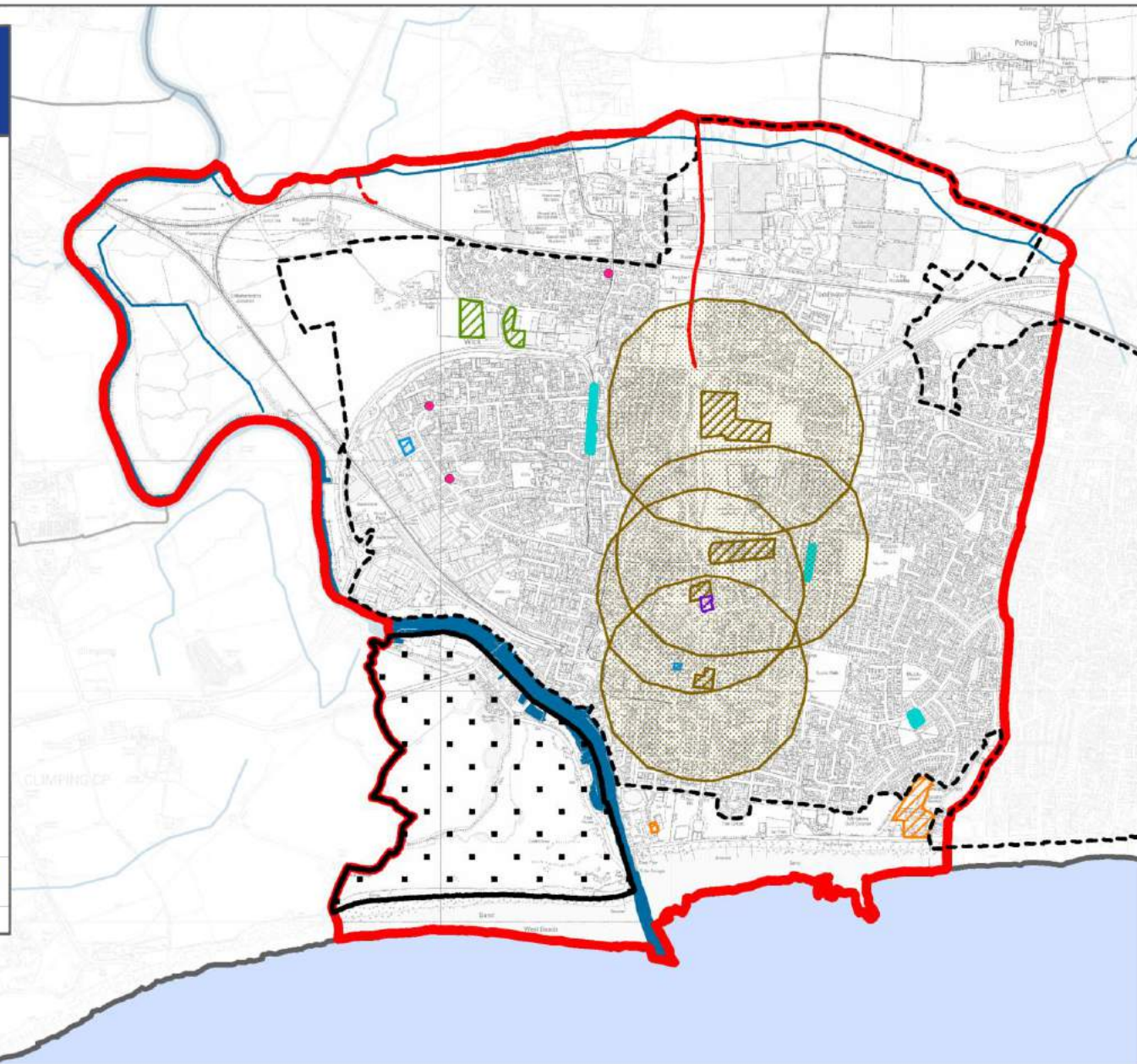
Policies:

-  Housing Allocations (Policy 4)
-  400m buffer
-  West Bank (Policy 5)
-  Business (Policy 7)
-  Incubator (Policy 8)
-  Local Centres (Policy 9)
-  Convenience Stores (Policy 10)
-  Leisure Provision (Policy 11 & 12)
-  Youth & Community (Policy 13 & 14)
-  Lyminster Bypass (Policy 19)
-  Arundel Chord (Policy 20)

Scale: 1:23,000 @ A4
Hectares of Parish: 1077.1



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Fitzalan Corridor

Key:

 Neighbourhood Area (within the Arun District Planning Authority Area)

 Arun District Planning Authority Area

 English Channel

 Water Courses

Policies:

 Housing Allocations (Policy 4)

 West Bank (Policy 5)

 Incubator (Policy 8)

 Local Centres (Policy 9)

 Convenience Stores (Policy 10)

 Leisure Provision (Policy 11 & 12)

 Youth & Community (Policy 13 & 14)

 Lymminster Bypass (Policy 19)

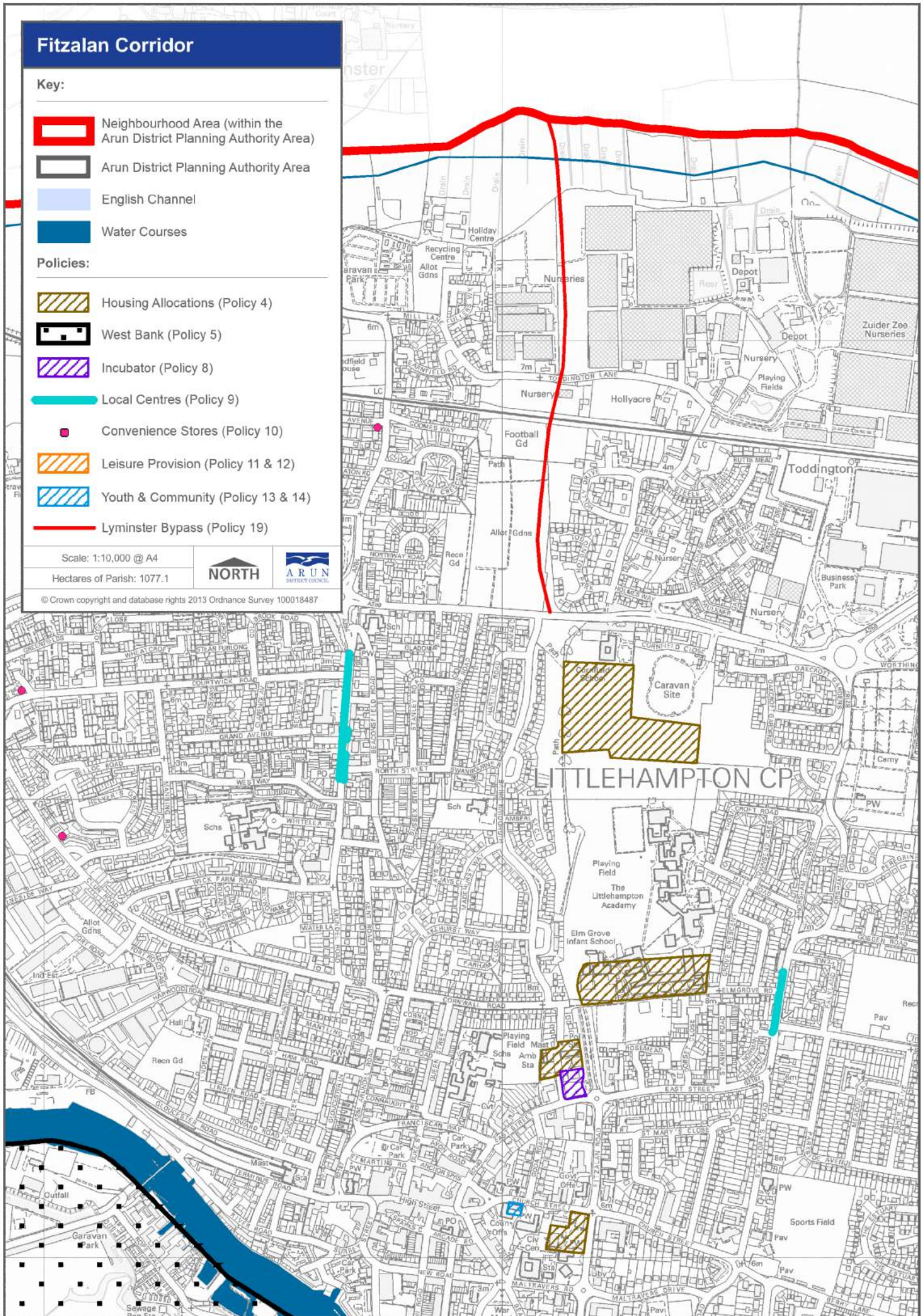
Scale: 1:10,000 @ A4

Hectares of Parish: 1077.1

NORTH

ARUN
DISTRICT COUNCIL

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Inset Map 1

Key:

-  Neighbourhood Area (within the Arun District Planning Authority Area)
-  Surrounding Parishes (within the Arun District Planning Authority Area)
-  Water Courses

Policies:

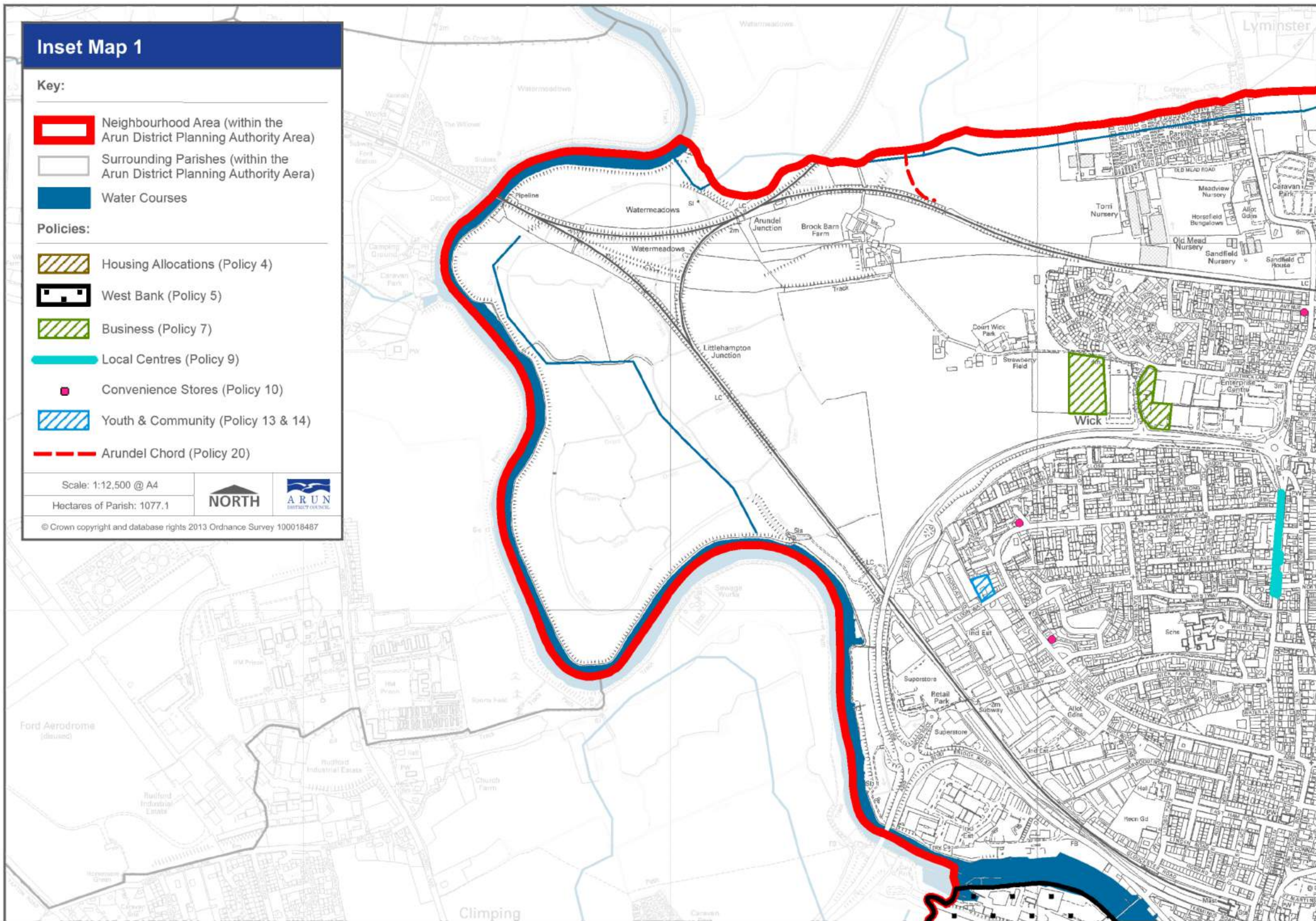
-  Housing Allocations (Policy 4)
-  West Bank (Policy 5)
-  Business (Policy 7)
-  Local Centres (Policy 9)
-  Convenience Stores (Policy 10)
-  Youth & Community (Policy 13 & 14)
-  Arundel Chord (Policy 20)

Scale: 1:12,500 @ A4

Hectares of Parish: 1077.1



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Inset Map 2

Key:

 Neighbourhood Area (within the Arun District Planning Authority Area)

 Surrounding Parishes (within the Arun District Planning Authority Area)

 Water Courses

Policies:

 Housing Allocations (Policy 4)

 West Bank (Policy 5)

 Incubator (Policy 8)

 Local Centres (Policy 9)

 Convenience Stores (Policy 10)

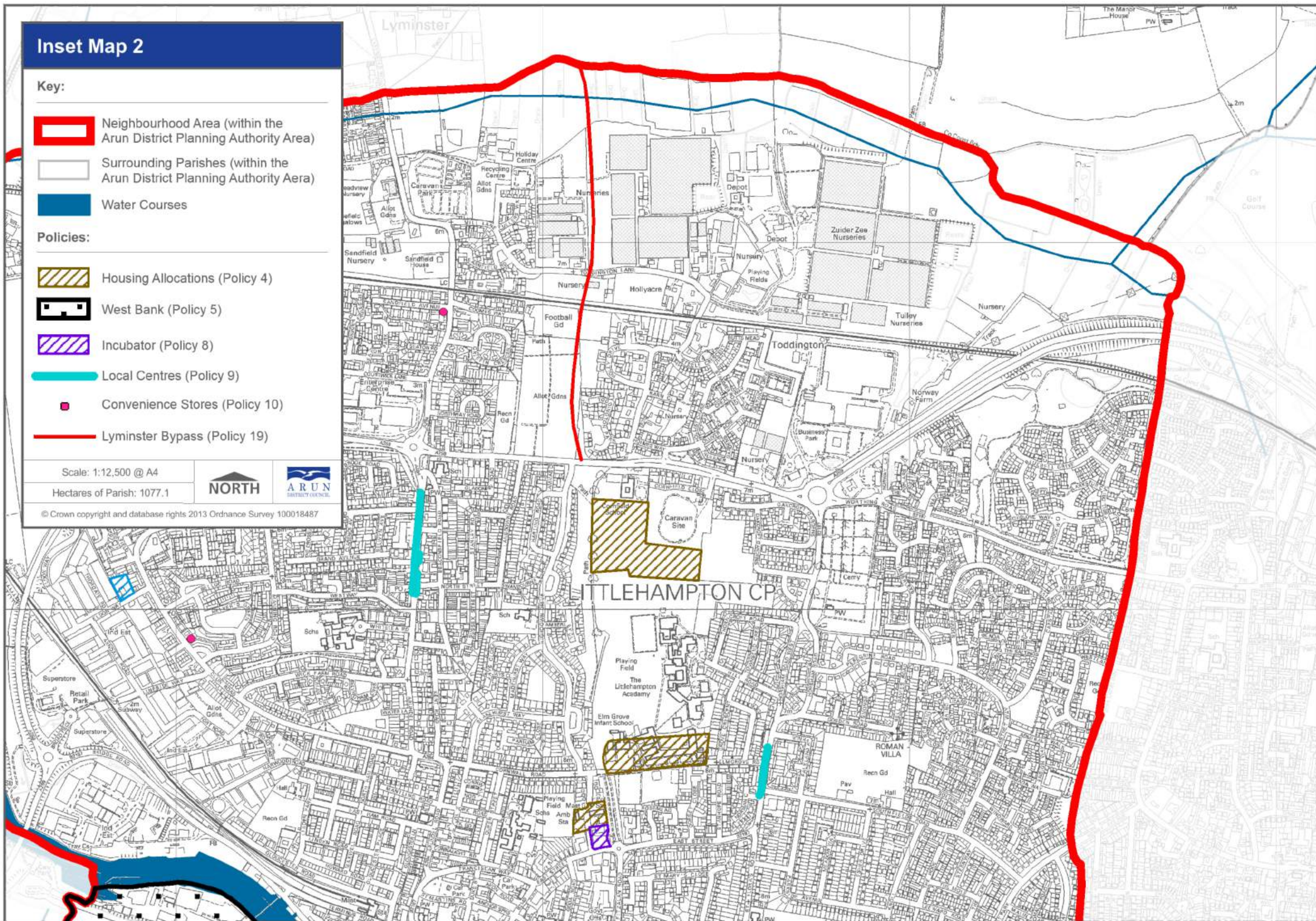
 Lyminster Bypass (Policy 19)

Scale: 1:12,500 @ A4

Hectares of Parish: 1077.1



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Key:

 Arun District Planning Authority Area

English Channel

Water Courses

Policies:

 Housing Allocations (Policy 4) West Bank (Policy 5)

Local Centres (Policy 9)

 Leisure Provision (Policy 11 & 12) Youth & Community (Policy 13 & 14)

Scale: 1:7,500 @ A4

Hectares of Parish: 1077.1

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NORTH



ARUN
FOUNDATION FOR CHILDREN

The Green

Miniature Golf Course

Swimming

Newsbrook Park

Sports
Dome

Golf Links

East Pier
Tide Gauge

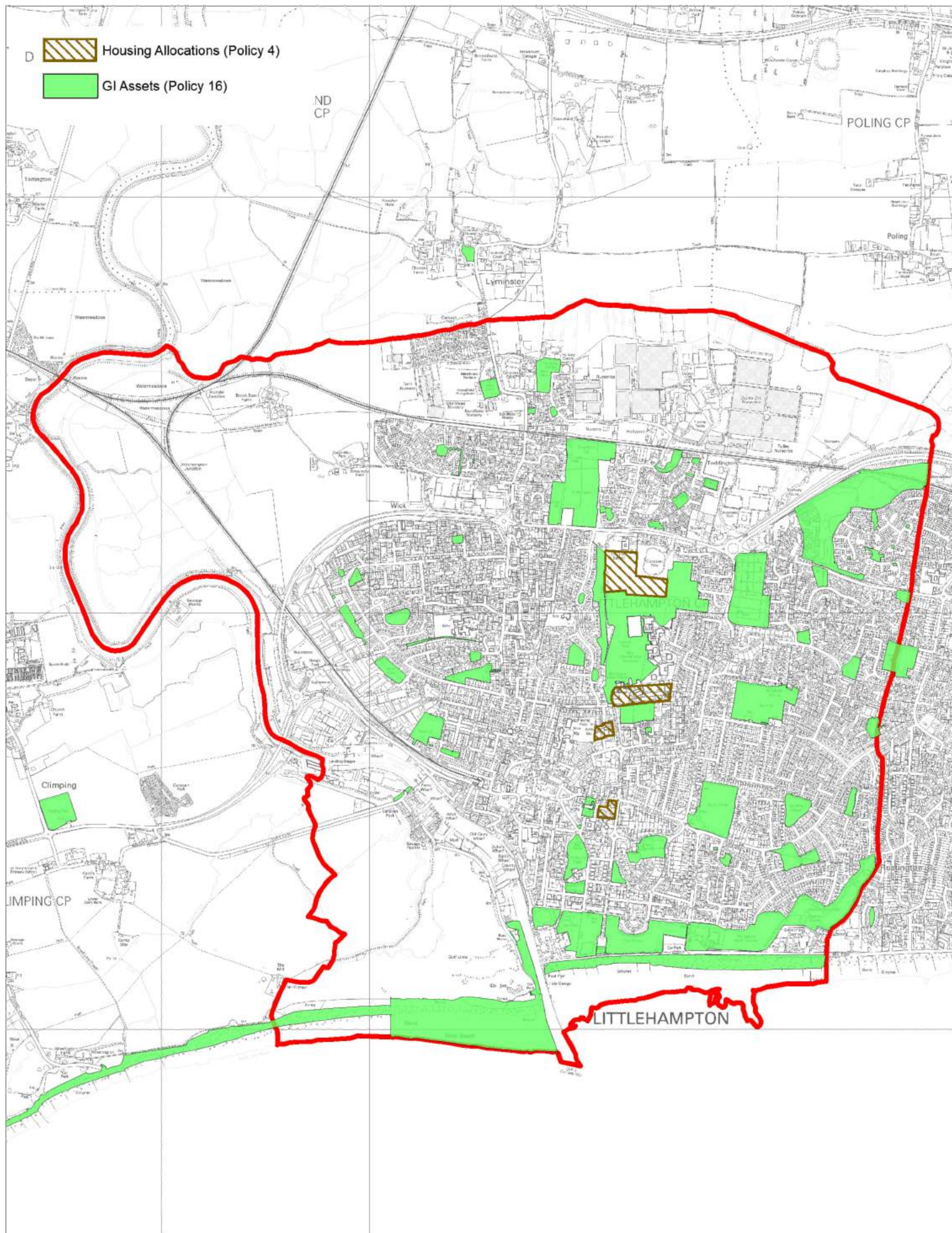
Groynes

Sand

Mean High Water

Outfall

West Beach



GI Assets Green and Opens Space, Allotments, Parks, Gardens & Sport Fields

Appendix 2 – List of Green Infrastructure Assets in Littlehampton by size

ID	Name	Dataset	Function	Area - Ha
LU98	West Beach LNR	Open Space – Natural and semi-natural urban green space	Conserving and enhancing biodiversity	15.89
LU55	Littlehampton Community School	Open space – Outdoor sports facilities	Access links and access to recreation	10.79
LU38	Brookfield Park	Open space – parks and gardens	Access links and access to recreation	10.17
LU99	Littlehampton Beach	Open space - beach	Sense of place	7.62
LU25	Ruby conservation area	Open space – parks and gardens	Access links and access to recreation	6.25
LU87	Littlehampton Cemetery	Open space – cemeteries and churchyards	Historic character	5.73
LU26	Norfolk Gardens pleasure park	Open space – outdoor sports facilities	Access links and access to recreation	5.49
LU80	Worthing Road Allotments	Open space – allotments, community gardens and city farms	Productive green environments	4.89
LU18	Southfields Recreation Ground	Open space – outdoor sports facilities	Access links and access to recreation	4.31
LU19	Berry Lane Sports Field	Open space – outdoor sports facilities	Access links and access to recreation	3.97
LU27	The Green, South Terrace	Open space – parks and gardens	Access links and access to recreation	3.95
LU13	Highdown Drive (behind housing)	Open Space – Natural and semi-natural urban green space	Conserving and enhancing biodiversity	1.99
LU37	Wick Football Club	Open space – outdoor sports facilities	Access links and access to recreation	1.74
LU29	Banjo Road Gardens	Open space – parks and gardens	Access links and access to recreation	1.66
LU20	Maltravers Pleasure Ground	Open space – outdoor sports facilities	Access links and access to recreation	1.46
LU21	Caffyn's Field	Open space – parks and gardens	Access links and access to recreation	1.42
LU16	Linden Park Recreation Ground	Open space – parks and gardens	Access links and access to recreation	1.32
LU82	Mill Lane Allotments	Open space – allotments, community gardens and city farms	Productive green environments	1.28
LU23	The Whapple, Finisterre Way	Open space – parks and gardens	Access links and access to recreation	1.27
LU22	Middle Mead	Open space – parks and gardens	Access links and access to recreation	1.23
LU12	Rosemead AGS, Elm Grove Road	Open space – parks and gardens	Access links and access to recreation	1.22
LU36	Worthing Road Recreation Ground	Open space – outdoor sports facilities	Access links and access to recreation	1.00

ID	Name	Dataset	Function	Area - Ha
LU34	Arun Parade Lake, Oyster Pond	Open space – parks and gardens	Access links and access to recreation	0.98
LU89	Hedgehog Hollow	Open space – parks and gardens	Access links and access to recreation	0.93
LU78	Fort Road Allotments	Open space – allotments, community gardens and city farms	Productive green environments	0.80
LU17	Madehurst Way	Open space – parks and gardens	Access links and access to recreation	0.63
LU10	Helyer's Green	Open space – parks and gardens	Access links and access to recreation	0.59
LU31	Fastnet Way	Open space – parks and gardens	Access links and access to recreation	0.59
LU81	Lyminster Road Allotments	Open space – allotments, community gardens and city farms	Productive green environments	0.58
LU49	Capstan Way/ Faroes	Open space - parks and gardens	Access links and access to recreation	0.50
LU86	Marina Gardens	Open space - parks and gardens	Access links and access to recreation	0.42
LU24	The Haven	Open Space – parks and gardens	Access links and access to recreation	0.40
LU32	Armada Way	Open Space – parks and gardens	Access links and access to recreation	0.40
LU30	Lobs Wood	Open Space – natural and semi-natural urban green space	Conserving and enhancing biodiversity	0.37
LU56	St Mary's Churchyard	Open Space – cemeteries and churchyards	Historic character	0.37
LU06	Eldon Way	Open Space – parks and gardens	Access links and access to recreation	0.32
LU33	The Faroes	Open Space – parks and gardens	Access links and access to recreation	0.31
LU68	Norfolk Garden Skate Park	Open Space – children and young people	Access links and access to recreation	0.29
LU28	Banjo Road Putting Green	Open Space – outdoor sports facilities	Access links and access to recreation	0.29
LU96	Eldon Way BMX Track	Open Space – children and young people	Access links and access to recreation	0.28
LU03	Heo Green AGS	Open Space – parks and gardens	Access links and access to recreation	0.28
LU41	Bluebell Drive Roundabout	Open Space – children and young people	Access links and access to recreation	0.26
LU35	Goldcrest Avenue	Open Space – parks and gardens	Access links and access to recreation	0.26
LU52	Toddington Park	Open Space – parks and gardens	Access links and access to recreation	0.24

ID	Name	Dataset	Function	Area - Ha
LU07	Wick Farm Road	Open Space – natural and semi-natural urban green space	Conserving and enhancing biodiversity	0.21
LU43	Bluebell Drive northern edge	Open Space – children and young people	Access links and access to recreation	0.20
LU08	Bellingham Crescent	Open Space – parks and gardens	Access links and access to recreation	0.20
LU90	Trinity Way open space	Open Space – parks and gardens	Access links and access to recreation	0.19
LU05	Stean Furlong	Open Space – parks and gardens	Access links and access to recreation	0.18
LU15	Highdown Drive	Open Space – parks and gardens	Access links and access to recreation	0.17
LU79	Howard Road allotments	Open Space – allotments, community gardens and city farms	Productive green environments	0.17
LU88	Ferry Road	Open Space – parks and gardens	Access links and access to recreation	0.14
LU70	Goldcrest Avenue GC	Open Space – natural and semi-natural urban green space	Conserving and enhancing biodiversity	0.14
LU14	Highdown Drive (opposite Swanbourne Road)	Open Space – parks and gardens	Access links and access to recreation	0.12
LU68	The Green CYP	Open Space – children and young people	Access links and access to recreation	0.11
LU51	Earnfield Road East	Open Space – parks and gardens	Access links and access to recreation	0.10
LU73	Brickfield Park CYP1	Open Space – children and young people	Access links and access to recreation	0.08
LU97	Rosemead open space	Open Space – parks and gardens	Access links and access to recreation	0.08
LU01	Highfields Play Area	Open Space – children and young people	Access links and access to recreation	0.07
LU50	Hearnfield Road west	Open Space – parks and gardens	Access links and access to recreation	0.07
LU63	Water Lane CYP	Open Space – children and young people	Access links and access to recreation	0.06
LU64	Elm Grove Road CYP	Open Space – children and young people	Access links and access to recreation	0.06
LU66	Southfields Rec CYP	Open Space – children and young people	Access links and access to recreation	0.06
LU94	Southfields Basketball Court	Open Space – children and young people	Access links and access to recreation	0.05
LU85	Littlehampton War Memorial	Open Space – civic spaces	Sense of Place	0.05
LU72	Worthing Road Rec Ground CYP	Open Space – children and young people	Access links and access to recreation	0.04
LU75	Brickfield Park Baseball Court	Open Space – children and young people	Access links and access to recreation	0.04

ID	Name	Dataset	Function	Area - Ha
LU93	Linden Park basketball	Open Space – children and young people	Access links and access to recreation	0.04
LU74	Brickfield Park CYP2	Open Space – children and young people	Access links and access to recreation	0.03
LU54	Chennevieres Sur Marne	Open Space – parks and gardens	Access links and access to recreation	0.03
LU39	Bluebell Playground, Harebell Close	Open Space – children and young people	Access links and access to recreation	0.02
LU40	Larkspur Playground	Open Space – children and young people	Access links and access to recreation	0.02
LU42	Jasmin Close Playground	Open Space – children and young people	Access links and access to recreation	0.02
LU45	Carnation Close CYP	Open Space – children and young people	Access links and access to recreation	0.02
LU58	The Cloisters	Open Space – children and young people	Access links and access to recreation	0.02
LU61	Heo Green CYP	Open Space – children and young people	Access links and access to recreation	0.02
LU62	Clun Road CYP	Open Space – children and young people	Access links and access to recreation	0.02
LU76	Brickfield Park CYP3	Open Space – children and young people	Access links and access to recreation	0.02
LU92	Trinity Way Play Area	Open Space – children and young people	Access links and access to recreation	0.02
LU95	Eldon Way Basketball	Open Space – children and young people	Access links and access to recreation	0.02
LU59	Eagles Chase CYP	Open Space – children and young people	Access links and access to recreation	0.01
LU60	Falcon Gardens CYP	Open Space – children and young people	Access links and access to recreation	0.01
LU65	Linden Park Rec CYP	Open Space – children and young people	Access links and access to recreation	0.01
LU71	Goldcrest Avenue CYP	Open Space – children and young people	Access links and access to recreation	0.01
LU77	Toddington Park CYP	Open Space – children and young people	Access links and access to recreation	0.01
LU91	Falcon Gardens South	Open Space – children and young people	Access links and access to recreation	0.01

Glossary of Terms

Appendix 3

Acronym	Subject	Definition
ADC	Arun District Council	The Local Authority for Littlehampton
ALP	Arun Local Plan	Local Plans set out the local planning policies that are used to manage new development and help determine planning applications. As well as allocating land for specific types of development, Local Plans also identify areas for protection and safeguarding. The Arun Local Plan has yet to be adopted but many of the key policies in the emerging plan are referred to in this document
AH	Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the open market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing does not include low cost market housing
	Biodiversity Opportunity Area	Biodiversity is the degree of variation of life forms within a given area. Rapid environmental changes can dramatically affect the biodiversity of an area, which is why the biodiversity needs protecting. Creating a 'Biodiversity Opportunity Area' is one way of further protecting local species and habitats.
	Business Incubator	Business incubators are designed to support the successful development of very small entrepreneurial companies through an array of business support resources and services that are developed and managed in the unit. It is not permanent accommodation but provides a launch pad for companies to grow. Successful completion of a business incubation programme increases the likelihood that a startup company will stay in business for the long term:
CWSCCG	Coastal West Sussex Clinical Commissioning Group	<p>From April 2013 Clinical Commissioning Groups will take on responsibility for health care budgets. Current plans suggest that CCGs will be responsible for the following:</p> <ul style="list-style-type: none"> • Services from the hospitals (planned, routine care, and emergency care) • Community and primary care services e.g. district nurses, community matrons, health visitors • Mental health services • Prescribing • Learning disabilities services • Corporate management - managers to support the GPs <p>CCGs will not be responsible for :</p> <ul style="list-style-type: none"> • Primary medical, dental, optometric,

		<p>pharmaceutical services</p> <ul style="list-style-type: none"> • Health improvement and prevention • Adult social care • Early years i.e. children's social services or respite care
CSH	Code for Sustainable Homes	The code for Sustainable Homes is the national standard for the sustainable design and construction of new homes
CIL	Community Infrastructure Levy	The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development, by funding infrastructure that the council, local community and neighbourhoods want.
CLT	Community Land Trust	CLTs are non-profit, community-based organisations run by volunteers to develop housing, workspaces or other assets that address a need in their local area. The assets or income stream generated from the assets is protected and used to benefit present and future generations within the community.
CRTB	Community Right to Build	Community Right to Build is a new way for communities to deliver the development they want – be it homes, shops, businesses or facilities – where the benefits of the development will be retained by the community for the community. It is an alternative to a traditional application for planning permission.
	Conservation Area	An area designated by the District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. Designation gives control over the demolition of buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest
	Consultation Plan	A Consultation Plan must accompany the Littlehampton Neighbourhood Plan as part of the requirements of The Localism Act. The Plan must set out what consultation has been undertaken and how this informed the Neighbourhood Plan
	Convenience Retail	Convenience retail is any small store that stocks a range of everyday items such as groceries, toiletries, alcoholic and soft drinks, tobacco products, and newspapers. They differ from general stores and village shops in that they are not in a rural location and are used as a convenient supplement to larger stores.
	Core Strategy	The Core Strategy is a Development Plan Document which is the 'core' part of the District's Local Plan. It sets out a long term spatial vision and objectives, containing both strategic and generic policies.

	Curtilage	The curtilage is a legal term which delineates the land immediately surrounding a house or dwelling, including any closely associated buildings and structures, but excluding any associated open fields beyond.
	Design & Access Statement	Design and access statements are documents that explain the design thinking behind a planning application. For example, they should show that the person applying for permission has thought carefully about how everyone, including disabled people, older people and very young children, will be able to use the places they want to build. They are not required for householder applications
	Dwelling Mix	The mix of different types of home provided on a site.
	Evidence Base	The Evidence Base is a collection of reports which have been used to inform the Neighbourhood Plan policies. The evidence can come from a wide range of sources including public consultation, research documents, other Strategies, National Policy, and monitoring.
	Examination	An independent review of the Neighbourhood Plan carried out in public by an independent examiner
	Flood Plain /Flood Risk Zones	Areas identified by the Environment Agency , marking areas as high (zone 3), low to medium (zone 2), or little or no risk (zone 1)
GI	Green Infrastructure	Green Infrastructure (GI) is a strategically planned and delivered network of high quality green spaces and other environmental features. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.
	Green Infrastructure Corridor	Green Infrastructure Corridors are undeveloped areas of land adjacent to the coastal plain and rural inland area which provide space for wildlife habitats and ecosystems
HMP	Heritage Management Plan	Heritage Management Plans identify and assess the significant features and aspects of the area, consider management issues, propose long-term management priorities and set short term (1-5 years), medium term (10 years) and long term (25 years) work programmes.
HMO	Houses in Multiple Occupation	Houses in multiple occupation refers to residential properties where 'common areas' exist and are shared by more than one household. Common areas may be as significant as bathrooms and kitchens, but may also be just stairwells or landings. HMOs may be divided up into self-contained flats, bed-sitting rooms or simple lodgings
	Independent Examiner	The role of the Independent Examiner is to evaluate the Neighbourhood Plan. It could be anyone with appropriate qualifications and skills who meets certain requirements set out in the Localism Act. This could be a planning consultant or other planning professional. The examiner will be

		appointed by Arun District Council as the local planning authority, but only with the agreement of Littlehampton Town Council
	Infrastructure	The basic facilities, services, and installations needed for the functioning of a community or society, such as transportation and communications systems, water and power lines, and public and community buildings including schools, community centres, leisure services health services etc
	Listed Buildings	Buildings and structures which are listed by the Department for Culture, Media and Sport as being of special architectural and historic interest and whose protection and maintenance are the subject of special legislation. Listed building consent is required before any works are carried out on a listed building
LNDP/LNP	Littlehampton Neighbourhood (Development) Plan	The full title in the Localism Act is 'Neighbourhood Development Plan but this is commonly shortened to Neighbourhood Plan. The LNP is a plan document for Littlehampton that is subject to examination in public and approval by referendum.
	Local Centres	Village and suburban centres, including small shopping parades and stand alone shops that provide a vital service to local communities
	The Localism Act	An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area
	Mixed Use	Mixed-use development is any urban, suburban or village development, that blends a combination of residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated, and that provides pedestrian connections. Within this NP a mixed-use development refers more specifically to a development project for a building, complex of buildings, or district of the town that is developed for mixed-use by a private developer, local authority, or a combination of the two.
NPPF	National Planning Policy Framework	The National Planning Policy Framework was published by the government in March 2012. It sets out the Government's Planning Policies for England and how these are expected to be applied
	Net density	The number of dwellings per hectare when the calculation of the site area excludes features such as open spaces that are for the benefit of the wider community, significant landscape buffers and major access roads.
	New Homes Bonus	The New Homes Bonus is a grant paid by central government to local councils for increasing the number of homes and their use. The New Homes Bonus is paid each year for 6 years. It's based on the amount of extra Council Tax revenue raised for new build homes, conversions and long-term empty

		homes brought back into use. There is also an extra payment for providing affordable homes.
	Open Market / Market Housing	Houses for sale or rent where prices are set in the open market
	Outline Planning Application	This type of application is used in circumstances where the applicant wishes to establish the principle of the planning proposal, without necessarily presenting a full scheme. An outline planning application allows you to "Reserve" certain matters for consideration; such a Siting, Design, External Appearance, Landscaping and means of Access. If any of these matters need to be considered at the outset then you will need to provide the necessary information. Access is usually one such item.
	Plan Period	The period for which the Littlehampton Neighbourhood Plan will set policy for Littlehampton. This will be from the adoption of the Plan until 2028
	Previously Developed Land	Previously developed land is that which is, or was occupied by a permanent structure. The definition covers the curtilage of the development. The definition excludes land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments - even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site - such as its contribution to nature conservation - or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment.
	Public open space	Open space which is open to the public and is normally owned or managed by a public organisation such as Littlehampton Town Council or Arun District Council
	Referendum	A general vote by the electorate on a single political question that has been referred to for a direct decision. With regard to the Littlehampton Neighbourhood Plan, a public referendum will decide whether to adopt the Plan
RSL	Registered Social Landlord	The general name for not-for-profit housing providers approved and regulated by Government through the Housing Corporation. The vast majority of Registered Social Landlords are also known as Housing associations. Housing associations are independent, not-for-profit organisations that provide homes for people in housing need.
	Spatial Plan	Spatial planning is defined, according to the UK government, as 'going beyond traditional land use

		planning to bring together and integrate policies for the development and use of land with other policies and programs which influence the nature of places and how they function'. These other factors include management of change, involving policy-making, policy integration, and community participation. In other words it is hopefully joined up thinking!
SEA	Strategic Environmental Assessment	SEA is a process to ensure that significant environmental effects arising from policies, plans and programmes are identified, assessed, mitigated, communicated to decision-makers, monitored and that opportunities for public involvement are provided. They are assessments that are made compulsory by a European Directive (the SEA Directive) and are to be implemented in Planning through Sustainability Appraisal of Development Plan documents and Neighbourhood Plans where required (LNP does require an SEA)
SHLAA	Strategic Housing Land Availability Assessment	The SHLAA provides an informed estimate of land availability for housing at a given point in time, to inform plan-making and to ensure that Arun District Council maintain a five-year supply of housing land. The study provides a key element of the evidence base for the emerging Arun Local Plan. However, the Practice Guidance is very clear that "the Assessment is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for housing development"
SHMA	Strategic Housing Market Assessment	The SHMA forms part of the evidence base for Local Plans and provides an assessment of needs for all types of housing, taking account of demographic projections and the needs of different groups in the community, as well as housing demand and the level of housing supply necessary to meet this demand.
SA	Sustainability Appraisal	A process of appraising policies for their social, economic and environmental effects, which must be applied to all Development Plan Documents and was required for the Littlehampton Neighbourhood Plan
SUDS	Sustainable Urban Drainage System	<p>SUDS, or Sustainable Urban* Drainage Systems are a sequence of water management practices(1) and facilities(2) designed to drain surface water in a manner that will provide a more sustainable approach than what has been the conventional practice of routing run-off through a pipe to a watercourse.</p> <p>1. Practices involved are what are termed 'good housekeeping' or 'best management practices'. Such practices include:</p> <ul style="list-style-type: none"> • Mitigation of accidents that may result in pollution incidents; • Reduction of polluting activities;

		<ul style="list-style-type: none"> • Reduction of polluting materials; • Bunding of oil tanks; • Water harvesting. <p>2. Facilities are generally constructed arrangements. Such facilities include:</p> <ul style="list-style-type: none"> • Permeable surfaces; • Filter strips; • Filter and infiltration trenches; • Swales; • Detention basins; • Underground storage; • Wetlands; • Ponds.
	Use Classes	See Appendix 4
WS	Windfall sites	Sites including conversions which are not included as part of the housing land supply at the base date of the Plan but which subsequently become available for appropriate housing development, other than through the Local Plan allocation process.

Buildings of Special Interest, Areas of Special Character & Listed Buildings

Buildings of Special Interest

Arun Parade

Lighthouse

Pier

Arundel Road

7A

13,15,17,19,21,23,25,27,29,31,33, 35

37, 39

41, 43

45,47

53

57

St James the Great, Church

50

44,46

1 Holmes Campbell Solicitors

Bayford Road

128,130,132,134

17-137

Beach Road

1 (Lloyds Bank)

7,11,15,19,21,23,25,27,

29,31

33,35,37

39,41

16,18,20,22,24

26,28

30,32,34

36,38

40,42

43 (Nightingale Nursing Home)

45

47

49

51

55

57

59

61
63
65
69
71
73
75
77
79

East Ham Road

10,12

East Street

18/20 (East Street Medical Centre)

22,24

26,28

30,32

43,45

47,49

51,53

55,57

1 and 2 The Art Barn

Gratwick Arms PH

Ferry Road

TS Sussex Sea Cadets

2 columns for former lighting 1908,
on footbridge

Fitzalan Road

Littlehampton Library

26, (Rio Verde), 26a

17

11,12,13,14,15,16

Gloucester Road

77

Signal Box

Engine Shed

Goda Road

3,5

7,9

11,13

Granville Road

2 (Windrush)

4,5,6,7

1 and 2 Granville Lodge

Beach Lodge

12,13,14,15

Dormer Lodge

16

High Street

7-9

Littlehampton United Church

61-63 (Threshers)

57 (Currys)

65 (Thomas Cook)

39 (The Crown PH)

34 (The Dolphin PH)

36,38,40,44

50

52 (Nat West Bank Building)

70 (HSBC)

68 (Halifax)

74 (Barnardos)

84, (Gamleys)

The Arcade

86

88 (The Job Centre)

71 (Barclays Bank)

Horsham Road

The Chapel and Lodge at the north
end of the Cemetery.

Lyminster Road

Buildings and Structures of Special Character – SPD 27

Sandfield House

The White House

Maltravers Road

Former Coach house in the grounds
of Nightingale nursing home

2-5

New Road

Victoria Hotel

The Cottage

54,56,58,60

48,48A,46,44,42,40,38,36,34,32

Norfolk Place

7

The Dolls House

Surrey Cottage – Flats 1 to 5

Norfolk Road

14,16

18,20

22,24

26,28

30,32

38,40

42,44

50,52

54,56

58,60,62,64,68

59,61

55,57

51,53

45,43,41,39,37,35,33,31,29

25,23,21,19,17,15,13,11

Pier Road

8,10,12,14

Drill Hall

Floyds Cottages No's 1-5

Mulberry Wines

Purbeck Place

No.1

River Road

18

31,32,33,34,35

49

Former warehouses, 47 River Road

Steam Packet Public House

1908 Railings at western end of River

Road leading up to site of former Swing Bridge.

Rope Walk

Hillyard Boat House

Cougar Osborne Rope House

Bridge Garage Workshop

St Augustine Road
Augustine Cottage
1,2,3,4,5

St Catherine's Road
2 ('Fieldings')
3,4,5,6,7,8
9,10
11,12
13,14
15,16
17,19,21,23

Selborne Road
18 (Selborne Cottage)
Four ways
17A
7A
The Marine (PH)
1 Selborne Place
2 Selborne Place
3 Selborne Place
4 Selborne Place
5 Selborne Place
6 Selborne Place
11,13

South Terrace
Buildings and Structures of Special Character – SPD 29
95,94,93,92
91,90 Club
89,88,87,86,85,84,83,82
76,75,74,73,72,71,70,69
68,
67,66,65,64,63,62,61,60,59,58,57,56
55,54,53,52,51,50,49,48

Terminus Place
1A (Ostlers)
2-5
Terminus Road
Goods Shed
25,24,23,22,21 'West End Terrace'
The Railway Club (and coach house in the grounds)
Toddington Lane
Virginia Cottage

Jasmine Cottage
Appletree Cottage

Surrey Street

19 (Iceland)
17
5,7,9,11,13

Western Road

Western Auction Rooms
10A
29A
6,8
25,23,21,19,17,15,
9
5
2
30,

Wharf Road

Former Custom House
Arun View PH

Wick Street

All Saints Church
Lyminster Infants School
164

Areas of Special Character

FITZALAN ROAD (part), SELBORNE ROAD (part), IRVINE ROAD (part), CAFFYN'S FIELD, ST. CATHERINE'S ROAD (part), BEACH ROAD (part), GRANVILLE ROAD (part), LOBB'S WOOD – LITTLEHAMPTON

This area was designated an Area of Special Character in October 1995.

This area is characterised by large, mostly Edwardian, detached and semi-detached properties. These properties are substantial and grand in design with decorative barge boards, porches and balconies. The properties are principally 2 ½ and 2 storeys. There is a regular spacing between the properties and the footway of the designated area, distinguishing between the public and private realms.

A mature tree line surrounds Caffyns Field marking a contrast between the open space of Caffyns Field and the surrounding streets. The very attractive open spaces of Caffyn's Field and Lobb's Wood form the focal points of this area.

St Catherine's Church forms an imposing focal point at the southern end of Caffyns Field, and the War Memorial a focus for the northern end and a focal point as you leave the town centre heading towards the seafront. The gardens south of St. Catherine's Church are enclosed, contrasting with the openness of Caffyns Field. They form an attractive and well landscaped space.

There are a large variety of building materials used within this designated area, principally brick, flint and Purbeck stone and plain clay tiles and slate for the roofs. The use of materials is generally grouped together, for example, Nos. 2, 3, 4 and 5 St. Catherine's Road all have brick and flint walling and roof slates as their main material. Fenestration in the area is largely vertically sliding sashes, very few have been replaced with uPVC. An important feature of these properties is the use of finials of varying style and size, and chimneys, both having a positive impact on the skyline.

At the eastern boundary of this area is Lobb's Wood; an attractive, well managed area of woodland. The irregular shape of the open space dictates the street shape, providing an informal character to this area.

There is a consistency in design with Nos. 11 to 17 Fitzalan Road and Nos. 4 and 5, 6 and 7 Granville Road forming matching pairs. The quality of their design enhances the area greatly. Boundary walling especially of brick and flint are important features of this area.

MALTRAVERS DRIVE, ST. WINEFRIDES ROAD (part), FITZALAN ROAD (part), LITTLEHAMPTON

This Area of Special Character was originally designated in October 1995 and later revised in December 1997.

The area is characterised by pleasant, low density development where the height of buildings is generally two storeys.

The inclusion of the library, gives an attractive space and form to the eastern end of Maltravers Road. The orientation of the library is mirrored by 26 Fitzalan Road, emphasising the curved setting of these buildings in relation to the roundabout.

The properties of Maltravers Drive are set back from the road, many in deep, well landscaped plots. The buildings of this road generally have an individual design, some incorporating a colonial design with wooden balconies and terraces. Trees line the road enhancing the appearance of the area, especially the approach to the Maltravers Pleasure Grounds.

St. Winefrides Road contrasts with the individual design of properties in Maltravers Drive, as nos. 32 – 44 have a consistent appearance. However, individual design occurs once more with nos. 17 through to 1 and nos. 19 and 21 Selborne Road. St

Winefrides Road is well landscaped and with boundary hedging an important feature. The properties enjoy views over the Pleasure Grounds.

The materials used in this area contribute to its special character. Predominantly brick and pebble-dash have been used and clay tiles for the roof, although other materials are visible enhancing the individual design of the properties.

Listed Buildings in Littlehampton and their grades (either I, II or II*)

Avon Road

Avon House II
Garden wall fronting Avon House II

Beach Road

War Memorial II
St Catherine's Roman Catholic Church II
St Catherine's Presbytery II

Church Street

The Parish Church of St Mary the Virgin C
Gravestone to Robert Bushby in Parish Churchyard II
1, (Vine House) II
7 & 9 II
11, (Fuschia Cottage) II
13, (Regency Cottage) II
15 II
23, (Friends Meeting House) II
Manor House II

Court Wick Lane

Court Wick Park II
Court Wick Park Stables II

East Street

1 II
37, (The Old House) II
39 II
Farm buildings to W of 39 II
59, (Ormsby Centre) (formerly Roland House) II
Barn NE of Winterton Lodge and wall to W II

Flintstone Centre (formerly East Street School) II

Low wall in front of Flintstone Centre II

34, (Winterton Lodge) II

Two garden walls of Winterton Lodge to NE & E II

36, (The Cottage in the wall) II

High Street

67(a) II

69 II

72 II

Lyminster Road

Locomotive Public House II

The Six Bells Public House II

166, (Forge Cottage) II

Norfolk Place

3, 3A, 4 II

5 & 6 II

N & E garden walls of 7 II

Norfolk Road

5, (New Inn Hotel) II

K6 Telephone Kiosk (Littlehampton 730031) on the Green II

North Place

3, 3A, 4 II

5 & 6 II

River Road

1, II

4 & 5 II

7 & 8 II

10 II

12 II

Selbourne Road

1&2 Selbourne Place II

St Augustine`s Road

6 II

South Terrace

3 to 21 consecutively II
21A II
22 to 25 consecutively II
30 to 47 consecutively II
East garden wall of number 3 II

Surrey Street

20, 22, & 24 II
32 (The Cob and Pen)
(formerly the White Hart Public House) II
31 to 37 (odd), Floyd's Corner II
34 II
59, (Old Quay House) II
61, (Cairo Club) II

Toddington Lane

Toddington Farmhouse (The Old Farmhouse) II
Dovecote at Toddington Farm II
Toddington House, including stables at SE end of south wing II
Stables, barn and garden shed immediately SE of house II

Western Road

1 & 3 II
11 II
13 II
31A II
37 to 43 (odd) II
47 to 51 (odd) II
Garden walls to E of 51 II
18 to 24 (even) II
32 to 36 (even) II

Wick Street

61, (The Old Cottage) II
129, (Leila Cottage) II

Data Source

Arun District Council website

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

The following list gives an indication of the types of use which may fall within each use class. Please note that this is a guide only and it is for local planning authorities to determine, in the first instance, depending on the individual circumstances of each case, which use class a particular use falls into.

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- **A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.
- **B1 Business** - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- **B2 General industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- **B8 Storage or distribution** - This class includes open air storage.
- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwellinghouses** - this class is formed of 3 parts:
 - C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
 - C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
 - C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but

which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

- **C4 Houses in multiple occupation** - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
- **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
- **Sui Generis** - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

Previously known as the **Right to Buy**, the Assets of Community Value proposal allows a community, group or individual to 'list' a site which they consider to be delivering a valuable service or public facility. This does not give the community the presumption of first refusal to buy the site if it comes up for sale, nor any moves towards compulsory purchase. However, 'listing' delays any possibility of immediate disposal of the site which may prevent a community acquiring it. The local authority is required to hold a list of assets nominated by the community where an application to list has gone through the process prescribed in the Bill. If the owner wishes to dispose of the asset, they must inform the local authority and a moratorium period is then imposed during which the community has the chance to mount a proposal to the owner to purchase the site.

The process for listing an Asset of Community Value is as follows:

- A community (a parish council, town council, individual or group) or the local authority itself can nominate the site
- The local authority assesses the claim that the site has community value and, if appropriate, prepares to list the site by informing the site owner who may ask for a review of that decision
- The local authority must maintain a public register of listed sites and of unsuccessful listings
- If disposal is planned by the site owner, they must notify the local authority and a moratorium period begins during which time negotiations with the community can take place
- If no progress is made for transfer of the site to the community during the moratorium period, the site is removed from the list.

All the assets (as detailed below) that have been nominated and accepted on the Asset Register are considered to be buildings and uses of some considerable longstanding in the local community and with which local people have a strong affinity (as evidenced by the LNP Community Survey).

- i. Norfolk Gardens
- ii. Maltravers Gardens
- iii. Littlehampton Leisure Centre
- iv. Windmill Theatre.

Proposals that will enhance the viability and/or community value of the above assets will be supported. Otherwise, proposals that result in either the loss of the asset or in significant harm to the community value of an asset will be resisted, unless it can be clearly demonstrated to the local community, and the Town Council that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

The inclusion of these sites on the local planning authority's register of Assets of Community Value provides an appropriate community organisation, including the Town Council, with an opportunity to bid to acquire on behalf of the local community the asset once placed on sale on the open market. The Plan supports further nominations to the Asset Register if it can be proved that they have an importance to the life and enjoyment of the local community

Schedule of Evidence

Appendix 7

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

[Littlehampton Vision \(2004\)](#)

[Littlehampton SHLAA \(2012\)](#)

Littlehampton Neighbourhood Plan Consultation Statement 15th October 2013

[Littlehampton GI Network Map \(2012\)](#)

[North Littlehampton Masterplan \(2010\)](#)

[St. Martin's Car Park Development Brief \(2009\)](#)

[West Bank Study \(2010\)](#)

[Littlehampton Waterfront Strategy \(2009\)](#)

[Lyminster Bypass Feasibility Study \(2012\)](#)

[Arun Locally Generated Housing Needs Survey \(2010\)](#)

[Arun Affordable Housing Options Viability Study Update \(2010\)](#)

[Arun Employment & Economic Land Assessment 2010](#)

[Arun District Shopping Centre Survey \(2006\)](#)

[Arun Settlement Sustainability Study \(2007\)](#)

[Arun Infrastructure & Funding Study \(2009\)](#)

[Arun Buildings of Special Character SPD \(2005\)](#)

[Arun District Strategic Transport Study \(2006\)](#)

[Arun Strategic Flood Risk Assessment \(2008\)](#)

[Arun Landscape Study \(2006\)](#)

[Arun PPG17 Assessment \(2009\)](#)

[Arun Green Infrastructure Study \(2012\)](#)

[Arun Draft Local Plan Consultation Draft \(2012\)](#)

[Arun Habitat Study \(2008\)](#)

Economic Impact of Tourism in Arun (2008)

[Arun Local Plan Sustainability Appraisal \(2012\)](#)

[Arun Core Strategy Habitats Assessment \(2010\)](#)

Open for Business - An Economic Strategy for Arun 2009 – 2026 (2009)

[Arun Draft Leisure & Culture Strategy \(2012\)](#)

[Coastal West Sussex Strategic Housing Market Assessment Update: Arun \(2012\)](#)

[West Sussex Sustainable Energy Study \(2009\)](#)

[West Sussex Local Transport Plan 2011-26 \(2011\)](#)

[West Sussex Guidance for Parking in New Residential Developments \(2010\)](#)

West Sussex County Council Infrastructure Plan for Littlehampton (2011)

[Lower Tidal River Arun Strategy \(2013\)](#)

Report on West Bank Consultation – October 2013 (Baca Architects)

[Ward Profiles](#)

SITE ASSESSMENTS REPORT

June 2013

The purpose of this report is to provide a summary of sites assessed as suitable for allocating for housing development in Policy 4 of the Pre-Submission Littlehampton Neighbourhood Plan (LNP).

The assessment follows on from the methodology for strategic housing land availability assessment documents outlined in the good practice document published by DCLG in 2007, as adopted by Arun District Council in its 2012 Strategic Housing Land Availability Assessment (SHLAA).

It comprises an assessment of those sites assessed as potentially suitable in the SHLAA and other sites identified as part of the community survey. In doing so, it qualifies, where relevant, the assessment made in the SHLAA and it applies a finer grain of assessment in accordance with the site selection criteria proposed in Policy 3 of the Plan.

All other sites assessed as unsuitable for housing development in the SHLAA have been excluded from assessment in this report.

Littlehampton Neighbourhood Plan Steering Group

SHLAA Site Reference	15 (part)
Location	Land at Courtwick (eastern part only)
Use(s)	Former nursery.
Gross Site Area (Ha)	1.5 Ha
Suitability	<p>The site adjoins the existing employment area off New Courtwick Lane and does not form part of the consented residential scheme of 600 homes to its west and south off Courtwick Lane.</p> <p>It is adjoined by residential development to the north on Courtwick Lane and will be by the new scheme to its west. To the south it will be adjoined by new employment uses as part of the primarily housing scheme.</p> <p>The land lies outside the built up area boundary and is some distance from the Fitzalan Corridor as defined in Policy 2 of the LNP. Consent has been given in the past for employment use.</p>
Availability	The land is currently vacant and may be made available during the plan period.
Achievability	A residential scheme is likely to be viable as there are no significant ground condition or other constraints that would increase development costs.
Net Developable Area (Ha)	-
Site Density	-
Phasing	5 years: 6+ years:
Concluding Assessment	The site does not comply with the Policy 3 criteria by way of its location and should not therefore be allocated in Policy 4. In addition, the site is better suited to employment use.

SHLAA Site Reference	39
Location	Hollyacre, Toddington Lane
Use(s)	-
Gross Site Area (Ha)	-
Suitability	-
Availability	-

Achievability	-
Net Developable Area (Ha)	-
Site Density	-
Phasing	5 years: 6+ years:
Concluding Assessment	Scheme already consented.

SHLAA Site Reference	50
Location	Railway Wharf
Use(s)	Operational minerals
Gross Site Area (Ha)	1.99 Ha
Suitability	<p>The site is an operational minerals and waste site with no residential area close by - the East Bank area is a distance to the south. It is in flood zones 2 and 3.</p> <p>It is unsuitable for housing as the site is protected for its continued minerals and waste use and employment use. It is relatively isolated from other residential development.</p>
Availability	The site is not currently available for redevelopment and there is very little prospect that it may become available during the plan period.
Achievability	-
Net Developable Area (Ha)	-
Site Density	-
Phasing	5 years: 6+ years:
Concluding Assessment	The site does not comply with the Policy 3 criteria and is not likely to become available for redevelopment. It should not therefore be allocated in Policy 4.

SHLAA Site Reference	84
Location	Fairhaven Nursery, Toddington Lane
Use(s)	-
Gross Site Area (Ha)	-

Suitability	-
Availability	-
Achievability	-
Net Developable Area (Ha)	-
Site Density	-
Phasing	5 years: 0 6+ years: 26
Concluding Assessment	Scheme already consented.

SHLAA Site Reference	LU12
Location	South of Cornfield Close
Use(s)	Public open space and caravan park
Gross Site Area (Ha)	10.48 Ha
Suitability	<p>The land is adjoined by residential development to the north, east and west and by school playing fields to the south. The new Fitzalan Link road on the western boundary will create an access to the land that at present is only accessible through Cornfield Close and Oakcroft Gardens. It is within the built up area boundary and within the Fitzalan Corridor defined in Policy 2 of the LNP.</p> <p>It is known that part of the land may be suitable for new leisure uses to serve the town - these are best located on the western part of the land, given its proximity to the new road link.</p> <p>It is also expected that a significant part of the site will remain public open space and will be improved for that purpose. The eastern part of the site is best suited to this purpose as it will serve not just any new residential development but also the communities west of Horsham Road between the A259 and Elmgrove Road.</p> <p>The land cannot come forward for development until the later part of the plan period when the new link road has been constructed and the plans for potential leisure uses is known.</p>
Availability	The landowners have indicated the land is available for residential development.
Achievability	Residential land in this location has a high value, relative to the established uses of allotments and storage yard. There will be a need to meet the cost of re-providing the allotments, of mitigating noise from the rail line and of improving the access road and junction.
Net Developable Area (Ha)	3.0 Ha

Site Density	30 dwellings per Ha = 90 dwellings
Phasing	5 years: 0 6+ years: 90
Concluding Assessment	Site meets Policy 3 criteria, is available and is achievable. Part of the site can therefore be allocated in Policy 4 with the remainder allocated as a Local Green Space to protect and deliver the public open space.

SHLAA Site Reference	LU18
Location	Various Nurseries, Toddington Lane
Use(s)	-
Gross Site Area (Ha)	-
Suitability	-
Availability	-
Achievability	-
Net Developable Area (Ha)	-
Site Density	-
Phasing	5 years: 6+ years:
Concluding Assessment	Scheme already consented.

SHLAA Site Reference	LU111
Location	Locomotive PH, Terminus Road
Use(s)	-
Gross Site Area (Ha)	-
Suitability	-
Availability	-
Achievability	-
Net Developable Area (Ha)	-
Site Density	-
Phasing	5 years: 6+ years:
Concluding Assessment	Scheme already consented.

SHLAA Site Reference	2
Location	Littlehampton Marina (West Bank)
Use(s)	-
Gross Site Area (Ha)	-
Suitability	-
Availability	-
Achievability	-
Net Developable Area (Ha)	-
Site Density	-
Phasing	5 years: 6+ years:
Concluding Assessment	Strategic housing allocation only - not within the scope of the LNP.

SHLAA Site Reference	72
Location	Downsview, Lyminster Road
Use(s)	Open land
Gross Site Area (Ha)	0.75 Ha
Suitability	<p>The site is outside the built up area boundary and is some distance from the Fitzalan Corridor as defined in Policy 2 of the LNP. There is residential development to the south and east and horticultural uses to the west.</p> <p>Access to the site may be difficult from either of the sharp bends on Lyminster Road (A284), which are both close to the level crossing to the south and to the junction with Mill Lane. This constraint may not be possible to overcome for a scheme of any size until the Lyminster Bypass and/or Fitzalan Link (northern section) are completed and the A284 downgraded.</p>
Availability	It is not known if the land is available for development.
Achievability	The land does not appear to have any constraints that will impose higher development costs so is likely to be viable.
Net Developable Area (Ha)	-
Site Density	-
Phasing	5 years: 6+ years:

Concluding Assessment	Site does not meet the criteria of Policy 3 so should not be allocated in Policy 4.
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SHLAA Site Reference	100
Location	Harbour Park, Coastguards Road
Use(s)	Amusement park
Gross Site Area (Ha)	0.55 Ha
Suitability	<p>The site is surrounded by The Green, the River Arun and the Oval Lake - all important natural and recreation assets for the town - on all sides. It is outside the built up area boundary and is some distance from the Fitzalan Corridor as defined in Policy 2 of the LNP.</p> <p>The leisure facilities are a popular destination for the local community and visitors.</p> <p>Residential development is not suited to this location as the current use is appropriate for this location and forms part of a distinct sea front combination of open space and leisure uses.</p>
Availability	It is not known if the land is available for development.
Achievability	The land does not appear to have any constraints that will impose higher development costs so is likely to be viable.
Net Developable Area (Ha)	-
Site Density	-
Phasing	5 years: 6+ years:
Concluding Assessment	Site does not meet the criteria of Policy 3 so should not be allocated in Policy 4.

SHLAA Site Reference	-
Location	Elmgrove Road
Use(s)	Former school
Gross Site Area (Ha)	2.30 Ha

Suitability	<p>The site is within the built up area boundary and within the Fitzalan Corridor as defined by Policy 2 of the LNP. There is residential development to the south east, east and west. A secondary school forms its northern boundary and the Rosemead public open space its main southern boundary. The Fitzalan Link road (currently the access road to the school) forms its western boundary.</p> <p>A residential development scheme will require access to the Link road as Elmgrove to the south is not suited to this purpose. A scheme may upgrade and extend the adjoining Rosemead open space to deliver its open space requirements to benefit the new community and existing local residents.</p>
Availability	The landowners have indicated the land is available for residential development.
Achievability	The land does not appear to have any constraints that will impose higher development costs so is likely to be viable.
Net Developable Area (Ha)	2.00 Ha
Site Density	30 dwellings per Ha = 60 dwellings
Phasing	<p>5 years:</p> <p>6+ years:</p>
Concluding Assessment	Site meets Policy 3 criteria, is available and is achievable. The site can therefore be allocated in Policy 4.

SHLAA Site Reference	-
Location	St. Martin's Car Park
Use(s)	Public car park
Gross Site Area (Ha)	N/A
Suitability	<p>The site is within the built up area boundary and within the Fitzalan Corridor as defined by Policy 2 of the LNP. It is the subject of a development brief by the District Council as primary landowner that will promote a town centre-type mixed use scheme, including an element of residential.</p> <p>There are already residential properties within and adjoining the town centre. The location is suited to apartments as part of a comprehensive redevelopment scheme incorporating retail, leisure and cultural uses and replacement public car parking.</p> <p>Should the development brief not prove successful in attracting investment in the first half of the plan period then a residential scheme may be reconsidered.</p>
Availability	It is not known if the land is available for development.

Achievability	The viability of a mixed use development scheme of the scale and mix proposed in this location may be difficult but this is for the development brief to determine.
Net Developable Area (Ha)	0.25 Ha (as part of a comprehensive scheme)
Site Density	80 dwellings per Ha = 20 dwellings
Phasing	5 years: 0 6+ years: 20
Concluding Assessment	Site meets Policy 3 criteria, is available and may be achievable. The site can therefore be allocated in Policy 4.

SHLAA Site Reference	-
Location	Church Street/Fitzalan Road
Use(s)	Health centre and vacant land
Gross Site Area (Ha)	0.65 Ha
Suitability	<p>The land is within the built up area and lies within the defined Fitzalan Corridor as defined by Policy 2 of the LNP. It is adjoined by residential development to the north west and by church to the south and west. There is also residential development on the opposite side of Fitzalan Road.</p> <p>The land is suited to residential use in part, though there is a need to reserve part of the site for a retained but smaller medical services facility. It has a prominent frontage to the Church Street/Fitzalan Road junction and to both roads and its design should therefore reflect this importance. The existing healthy facility access on to Church Street should be reused and serve both the new residential and medical services schemes.</p>
Availability	The landowner has indicated that the land will become available for redevelopment within the next five years.
Achievability	The land does not appear to have any constraints that will impose higher development costs so is likely to be viable.
Net Developable Area (Ha)	0.3 Ha
Site Density	45 dwellings per Ha = 15 dwellings
Phasing	5 years: 0 6+ years: 15
Concluding Assessment	Site meets Policy 3 criteria, is available and is achievable. Part of the site can therefore be allocated in Policy 4 with the remainder reserved for medical services use.

SHLAA Site Reference	-
Location	Land at Paterson Wilson Road

Use(s)	Public services buildings and vacant land
Gross Site Area (Ha)	0.60 Ha
Suitability	<p>The site is within the built up area boundary and within the Fitzalan Corridor as defined by Policy 2 of the LNP. It is adjoined by residential development to the north and west and beyond East Street to the south and beyond the Fitzalan Link road to the east.</p> <p>The site will become very prominent at the junction of East Street and the Fitzalan Link and its frontage to the junction and East Street will be better suited to an employment use, i.e. a business incubator facility. However, such a facility may only require half of the available site and its boundary to existing residential properties is better suited to a residential use.</p> <p>Access to the site for both purposes will be via Paterson Wilson Road to East Street only and not to the north nor directly on to the Link road. The design of the scheme should also reflect the importance of the site at the eastern entrance to the East Street Conservation Area.</p>
Availability	The landowner has indicated that the land will become available for redevelopment within the next five years.
Achievability	A scheme will need to meet the cost of demolishing existing buildings but this is not thought to be a significant constraint on viability, given the difference in use values between the current use and a residential use.
Net Developable Area (Ha)	0.3 Ha (as part of a comprehensive scheme)
Site Density	45 dwellings per Ha = 15 dwellings
Phasing	5 years: 15 6+ years: 0
Concluding Assessment	Site meets Policy 3 criteria, is available and may be achievable. Part of the site can therefore be allocated in Policy 4 with the remainder allocated for employment use.