



PARISH DESIGN STATEMENT

Aldwick Parish Council

JUNE 2015

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Executive Summary

Introduction

Aldwick is a beautiful part of West Sussex and its residents are proud of its appearance and amenities. The residents support sustainable and appropriate development, but are dedicated to maintaining the environment whilst accommodating appropriate changes in lifestyle and technology. For example, they would support opportunities allowing residents to develop small-scale “clean” enterprises (including home-based businesses) whilst protecting the unique character of Aldwick for posterity.

What is the Parish Design Statement?

The Aldwick Parish Design Statement aims to raise awareness of what is special about this area and, at the same time, gives Parish residents a say in the future of their Parish by producing guidance on respecting these qualities. Local character could easily be threatened by unsympathetic development.

The design statement has been drawn up in consultation with the local community to expand on the policies and the Aron district Council emerging local plan. It has been subject to formal public consultation with members of the public, statutory and other interested groups and organisations.

The Parish Design Statement - Intention

The Parish Design Statement is intended to ensure that future development and change within the Parish is based on an understanding of the area's history and present character. It draws attention to what is special about the buildings, open spaces, Conservation Areas, Areas of Special Character and Listed Buildings to be found within the Aldwick Parish boundaries.

Limits of the Parish Design Statement.

The Parish Design Statement does not comment on whether a particular development should be permitted, that is a job for the District Council. It is not about whether or not a development should take place; that is a job for the local plan. It is not meant to, or will not, stop development and change from happening, but it will help to influence how a new development and extensions to existing buildings fit into the parish by setting out the qualities and characteristics that people value in the parish and their surroundings. It achieves this by providing clear and simple guidance for the design of all development including works in the public realm.

This Aldwick Parish Design Statement is intended to form a separate supplementary planning document for use by Arun District Council. It forms part of the suite of Local Development documents that make up the Local Development Framework for Arun District Council.

Who should use the Parish Design Statement?

The Parish Design Statement has been written for residents, developers, their architects and designers in order to explain what the community would reasonably expect to see in a new development so that they can incorporate the principles in their planning applications. It is also important for residents, by giving guidance to enable alterations and extensions to harmonise with and respect the character of the Parish area.

Councillors and Development Control Officers at Arun District Council will use it to guide their consideration of relevant planning applications and, finally, it will be used by anyone who wishes to promote some form of development or alteration of the environment of Aldwick, including other local authorities.

Compliance with the guidance of the Parish Design Statement does not remove the obligation, “where necessary”, to seek planning permission for the new development from the local planning authority.

How has the Statement evolved?

The Aldwick Parish Design Statement is not unique there are many other examples in Arun. This document has resulted from the desire of local residents to promote the special qualities of the Parish and ensure that these are properly understood and respected in any new development.

The principles have been established through public discussion, public exhibition, further consultation and refinement. Residents have been involved, not just in consultation, but in gathering information, formulation of ideas and drafting of sections of this document.

What area does it cover?

The Parish Design Statement covers all of Aldwick Parish which has a population of about 11,000. Early discussion and consultation established that one global statement about character would not do justice to the subject. It was therefore decided to sub-divide Aldwick into fifteen distinct “Character Areas” and these are reflected in the way the document is organised. Naturally there are overlaps in the characteristics of the settings and the guidelines that arise.

What authority does the Parish Design Statement have?

We recognise that there is an obligation for design statements to contribute to the management of change; not to prevent it. The intention is that these guidelines should be applied throughout the parish and should supplement rather than replace the existing protection provided by Planning Regulations.

The History of Aldwick

During his brief reign from 685A.D. until 688A.D., Caedwalla, King of Wessex, invaded much of Southeast England. Among the conquests that he gave to St. Wilfrid was included the small estate of Pagham, which incorporated the farmlands of the area. St. Wilfrid in turn gave Pagham to the See of Canterbury. It is understood the charter dates from Saxon times, before that the Norman Conquest. We understand that this will now be preserved in the British Library following its transfer to the British Museum Library.

The earliest reference to Aldwick by name was found at Lambeth Palace, dated 1193, when a 'Mr Osbert of Aldwick' was among the witnesses of a charter concerning land at Crimsham (known today as Lagness). One of several properties on a Canterbury Survey shows 'Malemayns', owned by Nicholas De Malemayn in the tithing of Aldwick. On his death, the property was described as 'the manor of Aldwick' which is probably the first time it was recorded as such. Most of Malemayn's land has now been submerged by the sea; the remaining portions are in the area of 'Paradise' and can be found at the sea end of Dark Lane.

There is then a gap in the records until the fourteenth century. In 1397, Aldwick Manor is described as containing 152 acres of arable land and 158 acres of pasture. The Manor and the Aldwick Hundred Courts were transferred from Pagham.

Around 1542 King Henry VIII dispossessed the Archbishop of Canterbury and reduced the powers of the church. At this time the Archbishop sold the manors of nine tithings in this area including Nyetimber, North Bersted and Aldwick to the king. The crown split Aldwick and leased sections to many families. These parcels of farmland in private ownership were handed down through the years reducing in size each time.

Aldwick Farm is mentioned in the records as far back as 1589, being owned at that time by a John Dingley who leased many acres and seemed to be continually in dispute over ancient rights that were too difficult to resolve.

The history can be traced using the Lambeth Palace rolls for part of the fifteenth and sixteenth centuries. Manorial Surveys of 1608, 1768 and 1786 identify the lost Tithing of Charlton which was sited at the sea end of Barrack Lane, now completely submerged. In the 13th century this tithing listed ten tenants and comprised perhaps three hundred acres. The 1608 survey shows about 84 acres, 1786 about 44 acres and in 1909 about 30 acres. By the mid 18th century many areas of Aldwick had been encroached by the sea.

Rose Green derives its name from John Rose, a property owner of Pagham. In the 18th century Sir Richard Hotham purchased land in Aldwick which he sold to the gentry who built some distinctive properties such as Barn Rocks, Aldwick Villa, Craigweil House, Aldwick Place and West Cottage. The last Lord of the Manor of Aldwick was William Holland Ballett Fletcher in 1835.

By the mid 1930s all the main roads that we know today in Aldwick had been established. The road that runs from Aldwick Green to the sea is known as Dark Lane and the road from Aldwick Green to Bognor Rocks was originally called Forts Lane but is now known as Fish Lane.

There was a considerable amount of building between the two world wars especially in Rose Green and by 1939 Aldwick, Craigweil and the Aldwick Bay Estate had undergone a substantial amount of development.

Post World War II there have been considerable new developments within the Parish of Aldwick, most of which were constructed in the 1960's and 70's. The main areas of new build are Willowhale Farm Estate, West Meads, Aldwick Park, Aldwick Fields, Pinehurst Park, the western end of the Aldwick Bay Estate plus numerous infill sites.

References:

- Information on King Caedwalla – Internet
- King Henry VIII - internet
- History of Pagham - Lindsay Fleming (Bodleian Library & The Lambeth Palace Rolls)
- Chapter I – The Crown Dispossess the Archbishop p. 205
- Chapter II-The Gift to St. Wilfrid, 685 P. 7
- Chapter X - Sea Encroachment p. 63
- Chapter XII - Aldwick and Malemayns p. 172
- Bognor Regis Urban District Council Rating Registers (1934) (West Sussex Records Office)

Guidance on Future Development

Aldwick occupies a unique position in the surrounding countryside and has evolved over hundreds of years to suit the needs and circumstances of the people who lived here through the ages. As a result of this, we are naturally drawn to the elements that make our parish unique.

Since 1960, volume house building and standardisation have not always reflected the subtle and obvious elements that create this local distinctiveness. Coupled with these factors, personal tastes and cultural changes have all played their part in the design of buildings. It is now recognised that local distinctiveness is vital in helping to integrate new development and in creating sustainable communities. This can be achieved through an understanding of local character, and by ensuring that this understanding is shared with anyone considering development.

A Parish Design Statement is such a method. It is intended to explain the context or character of the parish so that anyone who is considering any form of development in the parish, no matter how large or small, can do it sympathetically. The design statement covers relatively straightforward work such as minor extensions as well as more significant work such as building large extensions and complete new buildings.

The description of local character in this design statement is not intended to be prescriptive. New development should not be designed to “look old”. Instead, the design statement should be used as inspiration to design new modern development that is respectful to its surroundings. In this context, that means using the appropriate building materials and architectural styles, and respecting the importance of green spaces,

building orientation and size. Overall, new development should look new, and should not slavishly copy the old buildings. However, new development should “fit in” with the context of the Character Area.

Any large development beyond the present parish envelope should be avoided as this would alter the character of the parish, both socially and visually. It would lead to major problems with the infrastructure and to possible social problems with over-population.

Open Spaces

Open spaces, particularly Avisford Park, the Parish allotments, West Meads Village Green, Aldwick Green and West Park should be preserved. There are also numerous small green "Open Spaces" in the parish on road junctions and the newer open-plan developments in West Meads, Aldwick Fields, Craigweil Lane, Aldwick Park and the Willowhale Farm Estate. These smaller open grassed areas all contribute to the environment and character of Aldwick and must be retained.

Similarly, the visibility of the countryside to the north of the parish is fundamental to the community's character and should be preserved for future generations.

Infills

Limited infilling between existing groups of buildings, where acceptable, should be in scale and should match the existing brick and tile work. Where appropriate, thatch should be used.

Trees

Aldwick has always been known for its green, leafy environment. To maintain this, more trees should be planted to make good past shortfalls around recent developments. Such planting could be funded from the parish precept. However, the vicinity of any new planting should be carefully investigated for suitability of type of tree chosen. This has not always been the case in the past.

Larger Developments

If a substantial site in, or close to, the parish boundary should become available, then any consequent development should be a mix of private and Housing Association homes in accordance with the Affordable Housing policies defined in Arun District Council's emerging Local Plan. In such circumstances, developers should be required to contribute to the funding of any associated studies and the upgrading of the infrastructure (schools, medical facilities etc) and landscaping. In particular, an impact study of the water and sewerage system will be required for any new development to determine the magnitude of the spare capacity available, and the cost of this should be charged to the developer.

Development Criteria:

(Note: these criteria include policies from the ADC Local Plan 2003)

- When any development is undertaken it is essential to preserve existing separation of dwellings and prevent un-neighbourly cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings.
- Strict control should be exercised over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings. Any roof re-design should be sympathetic and in keeping with the character of existing properties.
- New or replacement buildings or extensions should be visually subservient and relate to the existing building and not vary significantly in height or bulk from those nearby.
- The current street scene should be maintained by not allowing garages and extensions to be built in front of the existing building lines.
- Materials matching the existing building should be used where appropriate.
- Demolition of buildings of merit should be avoided.
- Established front boundaries should contribute to the overall street scene.
- Existing patterns e.g. setback and density should be maintained.
- Preserve and where possible enhance existing green spaces and amenity trees within the area. Trees lost to damage or disease. should be replanted/replaced
- Where roadside verges and amenity trees associated with low walls enclosing front gardens predominate, seek to preserve that aspect, for example in Barrack Lane.

- Preserve the character of the area

Conservation Areas: Aldwick Bay Estate and Craigweil House.

Development Criteria:

(Note: these criteria include policies from the ADC Local Plan 2003)

- When any development is undertaken preserve existing separation of dwellings, and prevent unneighbourly cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings.
- Any new development should protect and where possible, reinforce the character of the surrounding area.
- New or replacement buildings or extensions should be visually subservient and relate to the existing building and not vary significantly in height or bulk from those nearby.
- Extensions should not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties.
- Materials matching the existing building should be used where appropriate.
- Maintain the current street scene by not allowing garages and extensions to be built in front of the existing building lines.
- Exercise strict control over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings. Any roof re-design should be sympathetic and in keeping with the character of existing properties.
- Avoid, if possible, the demolition of buildings of merit.
- Where roadside verges and amenity trees associated with low walls enclosing front gardens predominate, seek to preserve that aspect.

- Retain open-plan aspects, avoiding front garden walls - for example, in the Regis Avenue area of the Aldwick Bay Estate; frontage and streetscape materials should be consistent
- Preserve and where possible enhance existing green spaces and amenity trees within the Estate and if possible replant/replace trees lost to damage or disease.

Further information and guidance on Conservation Areas is given on pages 15,16 & 17.

Potential Problem Resolutions:

- West Sussex County Council should be encouraged to monitor utility contractors to ensure they repair the roads to a high standard before the work on the utility is completed.
- Excessive street furniture should be avoided in the roads within the Parish and the country lanes where they approach Aldwick at the Lower Bognor Road and Grosvenor Gardens.
- The local footpaths are a valuable recreational amenity and should be maintained as such.
- Hedgerows along the public footpaths should be protected and the natural environment preserved.
- The use of public transport should be supported and encouraged as it could encourage more frequent and cheaper bus services.
- Speed restrictions and traffic calming should be implemented, especially on the main artery routes through the Parish.
- No- parking areas, i l legal or inconsiderate parking in cul-de-sacs,

turning areas and emergency vehicle access should be maintained and enforced

- Roadside verges should be protected from parked vehicles.
 - The character of private roads should be maintained

Future possible Problems

Large developments such as Chalcraft Lane in Bersted and Hook Lane in Pagham which are on the border of Aldwick will have a major impact on all our local services such as:-

- Rose Green Infants and Junior Schools. (Already over-subscribed).
- Medical facilities. (Doctors Surgeries, Dentists and Pharmacies).
- Access to and parking. (Rose Green and West Meads shopping areas).
- Roads usage. (Many already have a poor surface and are very busy during rush hour periods).
- Policing. (Currently there is very limited cover in Aldwick).
- Waste water and sewage services. (Backups occur now in heavy rain).

Highways and Infrastructure

Roads: The approach to Aldwick on the journey from Chichester is through open fields and hedgerows flanking a winding rural road. It is essential that such character is not sacrificed in any quest to cater for traffic volume and ‘rat-runs’ to and from Bognor.

Car Parking: Very limited free car parking is available in the centre of Rose Green and parking in the streets around the Parish is seen as a problem. Parking along Aldwick Street and Fish Lane has been identified as being particularly detrimental to this attractive area. West Meads Precinct car parks are in regular use and during the day appear to cope with demand. However, difficulties are experienced by parents dropping off children at the two local schools in Rose Green and by users of Avisford Park recreation ground when sporting events are being held.

More public off-street parking in Rose Green is desirable, but it must be safe and convenient for car drivers or it will not be utilized. Extending the existing car park on Avisford Park would be the most cost effective option.

New properties should have adequate off-street parking provision provided as part of the planning process. Where it will not impact on the street scene, existing properties should be encouraged to provide off-street parking for their premises.

Lighting and Pavements: The roadside verges in most of the parish have good street lighting and pavements, exceptions being the pavements in Aigburth Avenue in Rose Green. Concerns have also been raised about the requirement for safer pedestrian access along Fish Lane.

Speed Limits and Traffic calming: The speed limit throughout Aldwick is 30 mph but the speed of vehicles along the main artery roads to and from Bognor, Pagham and Chichester particularly along Grosvenor Gardens, Gossamer Lane and Nyetimber Lane often

exceeds the 30 mph limit.

Residents feel that speed limits are not enforced adequately and that there is an urgent need for measures to reduce traffic speed especially in Fish Lane and Aldwick Street. In Nyetimber Lane there is a vital need for a pedestrian crossing from the entrance of Valentines Garden (Pathway) across Nyetimber lane to Avisford Park for school children crossing this very busy road.

Highways and infrastructure:

Development Criteria

- Traffic calming measures are needed but should be appropriately designed for their location and their impact on the local environment should be minimised.
- White lining needs to be annually updated across Aldwick.
- All arterial roads entering Aldwick should have the speed limit painted on the road surface.
- More public and private off-street parking is desirable especially around Avisford Park and the Rose Green shopping area.
- Any new parking provision should be designed to cause a minimum impact on the street scene.
- Street lighting should be shielded and directional

Footpaths: The parish is provided with many well-signposted footpaths. It is important that these footpaths are maintained properly. There is no general need for cycle paths as apart from the through routes most of the existing roads are considered to be sufficiently safe.

The Aldwick Parish Council promotes the awareness, use and maintenance of all footpaths in the parish and these are regularly marked.

Rights of way: The national system of footpaths and bridle-ways for England and Wales is fundamental to the public right of access to the countryside. These footpaths provide access to huge areas of otherwise largely private land and are, in some people's eyes, the foremost social amenity available to the public in this country.

Development Criteria

- Preserve and maintain all existing footpaths as well- used public recreational amenities and ensure they are all designated as Public Rights of Way.
- Clear obstructing growth regularly.
- Preserve the existing beach accesses for public recreational amenities and sea-defence maintenance.
- Create new rights of way as part of the development process where appropriate.

Public Transport: Residents desire a more frequent bus service during non-peak hours and at weekends; a better service for commuters at weekends and late evenings; timetables should be more widely available.

Road Surfaces: The poor road surfaces in some areas of Aldwick (which include Barrack Lane from the approach to Fernhurst Gardens past the Coastguards shops to the entrance of the Aldwick Bay Estate, parts of Aldwick Street and Fish Lane) are strongly criticised by residents of Aldwick as being detrimental to both cars and pedestrians.

Guidelines

- Potholes should be filled as soon as possible. after they have been reported and resurfaced as necessary.
- Highway surfaces should be finished and maintained in ways appropriate to their environment.
- West Sussex County Council should be encouraged to monitor utility contractors to ensure they repair the roads to a high standard before the work on the utility is completed.
- Local footpaths are a valuable recreational amenity and should be maintained as such.
- Hedgerows along the public footpaths should be protected and the natural environment preserved.
- The use of public transport should be encouraged as it could encourage more frequent and cheaper bus services.
- Speed restrictions and traffic calming should be implemented, especially on the main artery routes through the Parish.
- No-parking areas, illegal or inconsiderate parking in cul-de-sacs, turning areas and emergency vehicle access should be maintained and enforced.
- Roadside verges should be protected from parked vehicles.
- The character of private roads should be maintained.

CHARACTER AREAS OF THE PARISH OF ALDWICK

The Parish described in the introduction has been broken down into smaller defined Character Areas which it is hoped will make the description of the Parish of Aldwick easier to comprehend.

These Character Areas are as follows:-

1. Aldwick Bay Estate 1920/30 most of the estate is a Conservation Area, the exceptions being West Drive, A'Beckets Avenue and Windmill Close which were part of the original estate and additions built in the 1960s which are not included in the conservation area.
2. Craigweil House Conservation Area and Area of Special Character., 1960s+
3. Barrack Lane 1920/30, 1960/70, and some 1980s/90s
4. Craigweil Lane 1960/70 Plus Areas of Special Character.
5. Fernhurst Gardens 1920/30s, 1950/70s
6. Gossamer Lane 1920/30s. +infill 1990s to 2010
7. Rose Green 1880, 1920/30s and 1960/70.
8. Willowhale Farm 1960/70.
9. St Richards 1920/30, 1960S+
10. Chawkmare Coppice 1980s.
11. Aldwick Felds 1980s.
12. Aldwick Park 1960/70.
13. Aldwick Road 1920/30.
14. Aldwick Street & Fish Lane 1880, 1920/30s and 1970s.
15. West Meads 1960/70.

Aldwick Parish Character Areas Colour code.

- Conservation Areas
- Open Areas
- Areas of Special Character
- Listed Buildings
- 1920s/1930s developments
- 1960s/1970s developments
- 1980s to 2012 developments

The description of each area contains all the roads and cul-de-sacs associated with the area. A full list of all the roads can be found in Appendix 1.

LISTED BUILDINGS IN ALDWICK PARISH

Buildings and Structures of Special Character should be preserved. (See ADC's Supplementary Planning Document, Buildings and Structures of Special Character - 2005)

A listed building is a building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. It is a widely used status, applied to around half a million buildings. The statutory body maintaining the list in England is English Heritage.

A listed building may not be demolished, extended, or altered without special permission from the local planning authority, which typically consults English Heritage, particularly for significant alterations to the more notable listed buildings. Exemption from secular listed building control is provided for some buildings in current use for worship, but only in cases where the relevant religious organisation operates its own equivalent permissions procedure. Owners of listed buildings are, in some circumstances, compelled to repair and maintain them and can face criminal prosecution if they fail to do so or if they perform unauthorised alterations. The listing procedure allows for buildings to be removed from the list if the listing is shown to be in error.

The Parish of Aldwick is very fortunate to have more than its fair share of buildings of character which are of architectural interest. The buildings of special interest which are all Grade II and which warrant every effort being made to preserve them are as follows:

- **252 and 254 Aldwick Road.**
- **Aldwick Farmhouse, Aldwick Road.**
- **The Barn NE of Aldwick.**
- **Old Place, Aldwick Road.**
- **Woodstock, Aldwick Street.**

- **1 and 2 Hurst Cottages, Aldwick Street.**
- **Old Manor Cottage, Barrack Lane.**
- **West House, Barrack Lane.**
- **West Lodge, Barrack Lane.**
- **52 The Drive, Craigweil.**
- **Glengarry, Fish Lane.**
- **Thatched Cottage, Fish Lane.**
- **Willowhale Cottage, Nyetimber Lane.**
- **Pryor's Farmhouse, Pryor's Farm Road.**
- **92 Rose Green Road.**
- **96 and 98 Rose Green Road.**

All of these buildings are of special architectural or historic interest and have been placed on the statutory list by the Secretary of State for Culture, Media and Sport, on the advice of English Heritage. All the buildings are judged according to a set of national standards which broadly means:

- All buildings built before 1700 which survive in anything like their original condition.
- Most buildings of about 1700 to 1840.
- Between 1840 and 1914 only buildings of definite quality and character.
- After 1914 - only selected buildings.
- Buildings which are less than 30 years old are normally only listed if they are of outstanding quality.

CONSERVATION AREAS (Extract from Arun's Supplementary Planning Guidance)

Introduction

Arun District Council's supplementary planning guidance was adopted in October 2000, subsequent to the review of the Arun District Local Plan. This guidance complements policy AREA2 of the Arun District Local Plan 2003, "Conservation Areas". Local planning authorities have a duty to designate conservation areas, as well as a duty to review them from time to time. Future updates of this document will be placed on Arun District Council's website, www.arun.gov.uk.

Conservation areas are statutorily defined as **"areas of special architectural or historical interest the character or appearance of which it is desirable to preserve or enhance"**, (Section 69 of the Planning (Listed Buildings and Conservation Areas Act, 1990).

Special features of these areas include not only individual buildings and various factors such as historic street patterns and building layouts, the mix of uses, scale and detailing of buildings, material, furniture, vistas and even the spaces between buildings. The principle of conservation is to protect and preserve those buildings, features, spaces, activities and uses which formed the particular character and appearance of an area, whilst allowing for appropriate change and new development which preserves or enhances that special character.



Craigweil House Conservation Area



Aldwick Bay Estate

Aldwick Bay Estate

The Parish map showing these areas can be found at Appendix 1. A full description of these areas can be found in the 'Local Development Framework, Supplementary Planning Document, Conservation Areas' adopted in October 2000.

The Council's aims in respect of Conservation Areas are as follows:

- Retention of buildings, structures, planting and open space which contribute to the special character and appearance of each Conservation Area.
- Protection of Conservation Areas from inappropriate and damaging development.
- Where new development is appropriate, to encourage design of the highest standard and which respects the character of the Conservation Area.
- Identification of opportunities for preservation and enhancement and a programme of Local Authority initiatives.
- Certain permitted development rights may be removed by the District Council, with the agreement of local residents.

Reference should be made to the 'Conservation Area Design Guide for the Arun District'. It should be noted that this was published before the designation of certain

areas.

Demolition

Under new legislation, planning permission within any Conservation Area is now required to take down any boundary wall or fence (subject to height restrictions).

Consideration of planning applications in Conservation Areas

The submission of detailed planning applications will normally be required in respect of proposed development within Conservation Areas. Applications will normally need to contain drawings clearly indicating the design, details, scale, character, relationship with adjoining buildings and the likely impact of the development within the Conservation Area.

Important buildings, street patterns and plot boundaries in Conservation Areas

Buildings, historic street patterns and plot boundaries which make a positive contribution to the appearance or character of a Conservation Area should be retained. Consent for the demolition of buildings/ structures which make a positive contribution to the character and appearance of the Conservation Area will not be granted unless it can be demonstrated that the building/structure is beyond repair and incapable of reasonably beneficial use. In the exceptional circumstances that consent to demolish a building within a Conservation Area is granted, it will normally be conditional upon demolition not taking place until a contract for the carrying out of redevelopment works has been made and planning permission for those works has been granted.

Standard of new development in Conservation Areas.

The special character and appearance of Conservation Areas is a material factor in planning decisions. The objective of preservation can be achieved either by development which makes a positive contribution to the area's character or appearance or by development which leaves that character and appearance unharmed.

This implies that new development must be of a high standard, reflecting the form and materials and character of existing development in the locality.

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

- New buildings acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials and the spaces created between buildings; they retain or emphasise the qualities of the townscape or streetscape in the area.
- Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area.
- The reinstatement of original features lost or replaced by inappropriate alteration will be encouraged. Glazed rooflights on visible elevations will be discouraged.
- The development does not impair views from public vantage points or open space considered important to the special character and appearance of the area.
 - Building materials which contribute to the character of the area are retained or re-used wherever possible.
 - High quality soft and hard landscaping is provided, including the retention of existing trees and important planting.

The use of non-traditional materials in Conservation Areas

The use of non-traditional materials in traditional buildings, in particular PVCU, stained hardwood and aluminium windows and doors, concrete interlocking tiles etc., can erode the appearance of Conservation Areas. Where it has control Arun District Council will resist the use of non-traditional materials.

Permission will not normally be granted where :

- The materials and design of replacement windows and doors do not match the original.
- The removal and replacement of plain clay/natural slate with concrete tiles and man-made slate will be resisted where their use would detract from the character and appearance of the Conservation Area.

Changes of use in Conservation Areas

Planning applications for changes of use will be assessed in relation to their effect on the character and appearance of a Conservation Area as a whole, including traffic generation. Where a mix of uses is an important element in the character of an area, the maintenance of an appropriate mix of uses will be required.

The special character and appearance of Conservation Areas will be a material factor in planning decisions. New development must be of a high standard, reflecting the form, materials and character of existing development in the locality.

The special character and appearance of Conservation Areas will be a material factor in planning decisions. New development must be of a high standard, reflecting the form, materials and character of existing development in the locality.

The spaces between or about buildings and the surrounding views are often very important in Conservation Areas and the Council will resist any proposals which will detract or impinge on spaces or views which contribute to the character of the area. Incidental features, e.g. hedgerows, walls, surfaces, railings and chimneys, etc. can be very important to a particular area's identity and the Council will expect such features to be retained. Reinstatement of these features, where lost, will be encouraged.

Aldwick's Areas of Special Character

Introduction

A Supplementary Planning Document (SPD) (Arun District Council's Local Area Framework Supplementary Planning Document of September 2005) was prepared by the local planning authority to provide clearer guidance in conjunction with the Arun District Local Plan. This policy relates to the "Areas of Special Character"; areas within the Arun District which are considered to be of distinctive character or quality and therefore worthy of protection through rigorous control of new development, yet which do not quite comply with the criteria for designation as Conservation Area. It is important that the criteria for designation of such areas is selective, otherwise the principle of special protection becomes diluted. The criteria used in the selection of areas for designation as Areas of Special Character are as follows:

- The area must have been substantially built before 1939. Only in exceptional cases will designation be made for areas dating from a later period.
- The area must have a recognisable and distinctive special character worthy of protection.
- The area must contain buildings, the majority of which are distinctive or of high quality design and appearance.
- The area must be of sufficient size to be identifiable and cohesive.

Within Areas of Special Character, as defined on the proposals map, planning permission will be granted subject to:

- The retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make a positive contribution to the special character of the area.

- The maintenance of an appropriate mix of uses where this is an important element in the character of an area.
- The development makes a positive contribution to the special character of these areas, particularly with regard to the characteristics included in the descriptions for each area given in supplementary planning guidance.

The following section contains enlarged descriptions of the particular characteristics of each of the Areas of Special Character in Aldwick Parish, in order to better guide and assess development proposals within them.

Aldwick Road

The distinguishing features of this Area of Special Character, which includes the Duck Pond, Aldwick Farm, Old Place and Aldwick Green, are numerous amenity trees and extremely attractive and mature landscaping. Aldwick Green, situated at the northern entrance to the village centre, is an important open space with historical links to the past.

The Duck Pond is set in secluded and attractive surroundings bounded by clusters of mature trees and grass and is an Area of Special Character.



The Duck Pond

Aldwick Farm and the barn to the north-east are both Grade II Listed buildings. These buildings together with others in the vicinity, greatly contribute to this area, and are reminders of what the village was like many years ago.



Aldwick Farm

The area of mature trees and expanse of grass on both sides of Aldwick Road to the edge of the designated area (Barrack Lane and Gossamer Lane roundabout). Aldwick Green is included due to its expanse of attractive open space.



Old Place

Old Place merits special attention; although 'modern' it is extremely well planned and heavily landscaped. The Grade II listed Old Place House is the focal point of the development. Hedging and flint walls dominate as the boundary feature, and mature trees contribute to the special qualities of the area.

Aldwick Street/Fish Lane

This area is characterised by mature and attractive landscaping which provides a cohesive and informal appearance. The expanse of grass and mature trees on either side of High Trees creates a spacious environment.



High Trees

Distinctive boundary walling encloses very well landscaped grounds to the properties 'Woodstock' and 'Willow Cottage' in Fish Lane. This walling shapes the curve of the road and distinguishes between the more spacious environment around the Fish Lane/High Trees junction and the transition westwards - where the road changes to Aldwick Street - becoming much narrower.

Nos 1 and 2 Grange Lodge form an attractive matching pair of Lodge Gate houses. They are characterised by distinctive chimneys of angled design; focal points in the area.

Dark Lane is bordered by the high boundary wall, constructed of Bognor rock and flint, very prominent in the street scene. The curve of the wall and the positioning of the trees contribute towards the informal character and semi-rural atmosphere and define the shape of the path.

Dark Lane leads directly to the seafront with low density housing dominating. Strange Gardens leads off Dark Lane; this is a most attractive building in North African style. It is set in spacious grounds which are well landscaped. The presence of palm trees contributes towards the property's Arabic character. The design of the property draws on Moorish and Dutch forms and detailing.

Aldwick Street is characterised by flint and stone boundary walling and properties adjacent to the footpath, creating a narrower feel to the street scene. This section of the Area of Special Character is characterised by the parade of shops, which are of an imposing size.



The Ship Inn

The Ship Public House greatly contributes to the attractiveness of the area, and is a prominent building in the street scene. The Inn has now become a convenience store under permitted development

Set back from Aldwick Street is a matching pair of lodges, North Lodge and South Lodge. These buildings are single storey, with distinctive and impressive entrance porches and chimneys.

Barrack Lane

A pavement runs on the eastern side of Barrack Lane but there is no pathway on the western edge, creating a semi-rural character. This area contains many properties of note, especially the thatched Old Manor Cottage.



Old Manor Cottage

The curved nature of Barrack Lane enhances a feeling of rural landscape. The boundary wall of number 74 is a substantial structure, characterised by the ball finials. Coastguard Cottages have an historical significance within this designated area. The 7 cottages were built by the Admiralty in the period between 1847 and 1851. They were built to house The Board of Customs, to control the coast and deter local smuggling. These cottages have slate roofs, distinguished by angled chimneys. The high boundary wall fronting the cottages is a marked feature in the streetscape of this area.

Flint boundary walling dominates the road from Coastguards Parade and the Cottages southwards. These are important features, contributing to the overall nature of this Area of Special Character.

Alwick's Buildings Or Structures Of Special Character

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

The criteria for the selection of buildings or structures of Special Character are as follows:

- Buildings that are of outstanding design or appearance, or of special interest because of the use of materials.
- Buildings which are extremely good examples of traditional or established style, or of an unusual type.
- In special cases, buildings or structures which contribute towards the local town scene, or which have important historical associations are included.
- All buildings must be largely intact and not adversely affected by later extensions or alterations.
- Preferably they should make a positive contribution to their surroundings.

Under current planning legislation, the inclusion of a building or structure on the Arun Local List does not affect the permitted development rights of a dwelling. For instance, small additions and some alterations to single dwelling houses may not necessitate the submission of a planning application, but it is always important to ascertain whether this is the case or not.

Buildings or structures of character receive no statutory protection, except within Conservation Areas. The local planning authority may not have control over demolition but would encourage the retention of the building. Where buildings are to be demolished the Council will wish to secure replacement buildings of similar quality

or contribution to the street scene.

Buildings of Special Character in Aldwick

Barrack Lane

123, The entrance gates to 'Kingsway' on the Craigweil House Conservation Area, 67, 77, 79 and 1-6 Coastguards Cottages.

Kingsway

1, 21, 24, 28 and Nos 1-6 The Clock House

The Drive

1, 31 and 66.

Craigweil Manor

The Water Tower

Manor Way

202, 203, 204, 205, 207, 210 and 211.

The Fairway

15, 16, 17, 18, 19, 20, 21, 71, 72, 73, 74, 75, 76, 77, 78, 81a, 81, 82, 83, 84, 85, 86, 96 and The Well House

The Close

Redstack

Baywalk

6, Beach House

Craigweil Lane

Aldwick Hundred

Strange Gardens (off Dark Lane)

Flats 1-4 Strange Gardens House, Tangle Trees and The Gate House.

Gossamer Lane

The Church of St. Richard

Aldwick Street

North Lodge and South Lodge, Ship Inn Public House and 1 and 2 Grange Lodge

Fish Lane

45, 47 and 1-5 The Courtyard

ALDWICK SHOPPING AREAS

There is one main shopping area at Rose Green and three small parades of shops. They are situated in Aldwick Street, West Meads Precinct and at Coastguards Parade, Barrack Lane. There is also a convenience store in Rose Green Road.



Rose Green Shopping Area

The shopping centre is at the south-eastern end of Rose Green Road. Many of the shops were converted from the original houses although some were purpose built in the 1960s. It is the heart of the community and boasts a butcher, greengrocers, post office, chemist, convenience store, hardware store, florist, computer store, hairdressers, take-away and a craft centre. It supplies the residents of Aldwick with much of their daily needs as well as providing jobs for local people. The Parish's only Fish and Chip shop is at the junction of Carlton Avenue and Grosvenor Gardens and there is a Co-Op in Hewart's Lane.



Aldwick Street

The row of Tudor style shops includes a convenience store and a garage. They date back to the 1930's and are now considered an area of Special Character.



West Meads Precinct

The Precinct contains a mix of business premises, including a Post Office, Doctors Surgery, Dentists and a large Veterinary Practice.



Coastguards Parade Barrack Lane

The shopping area at Coastguards in Barrack Lane has a variety of shops including estate agents, butcher, convenience store, beauticians, furnishings shop, hairdressers, sports shop and a dress shop.



Nyewood Lane

The shopping area at Nyewood Lane has a variety of shops including a carpet store, hairdressers and an off licence.

Licensed Premises in Aldwick

Aldwick has one public house, The Martlets in West Meads Drive. There are also five licensed convenience stores and an off license plus licensed restaurants. These licensed premises appear to meet the requirements of the residents. The Parish Council would not support the introduction of any further licensed retail premises in Aldwick.

OPEN AREAS OF THE PARISH

One of the main reasons that the Parish has been able to give a feeling of openness is that it has been able to retain a large number of open spaces for Parishioners and visitors to enjoy.

The main open areas in the Parish are:-



West Meads Village Green (Queensfield)

The Queen's Field is at the heart of West Meads, the name was assigned in 2001, when it was first registered as a Village Green.



The Duck Pond, Aldwick Road

The Duck Pond - designated an Area of Special Character and maintained by the Aldwick Preservation Society- and the Thatched Barn a Grade II listed building, are situated to the NE of Aldwick Farm within a conservation area with numerous mature amenity trees.



Bluebell Woods, Alexander Close

Despite assurances that it was scheduled to be retained, the northern part of Bluebell Wood was lost when the close was made a through road.

Any further threat was avoided by Arun District Council's introduction of a three-phase programme which saved all the sound and mature trees which were listed under a preservation order. Bluebell Wood is now under the care of its own conservation society, formed from local residents.



Avisford Park, Nyetimber Lane

Avisford Park is the largest open space in the Rose Green area and is mainly used for recreation purposes and includes a skateboard park, basketball court, children's playground and football pitches, all of which are in regular use.



The Pound and Aldwick Green

The Pound (designated as a Village Green in 1995) and Aldwick Green a wooded area (designated a Pocket Park in 1990) that borders Aldwick Road

The copse bordering the realigned Barrack Lane was also saved from having two bungalows built on it. The copse is now protected by bye-laws as a public open space.



Marine Park Gardens

Established in the 1930s, this seafront park contains exceptional summer and winter bedding displays as well as herbaceous planting and boasts many original architectural features, including an ornamental fountain. It is well kept, maintained and well used by all age groups.



Craigweil Lane

There are numerous small green "Open Spaces" in the parish on road junctions, mainly in the newer open plan developments in West Meads, Aldwick Fields, Craigweil Lane, Aldwick Park and the Willowhale Farm Estate. These smaller open grassed areas all contribute to the environment and character of Aldwick and should be retained.



West Park

Close to the beach this large open space is an ideal area to walk dogs, have a picnic or take the children to play. It has a large well equipped play area used by toddlers and older children. There is a popular café which has both indoor and outdoor seating arrangements. The children's play facilities at the park have recently been extended.

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The Design Statement section for the Aldwick Bay Estate describes the visual characteristics of the Estate and shows how they can be protected and enhanced in any new development. Designation as a Conservation Area gives statutory recognition and protection to such areas. Their designation places a duty on the Council to ensure that any new development preserves or enhances the special character of the area.

The Aldwick Bay Estate is on the coast, two miles west of Bognor Regis. The Aldwick Bay Estate Conservation Area, which covers part of the Estate, was designated in February 1985 and extended in July 1994.

The Estate, with its access to its own safe and very quiet bathing beach, has developed and changed over the years, however still holds to the original design concept and aspirations from when it was first established as a 'prestigious seaside Estate', then known as 'The Sussex Riviera'.

The two main avenues are The Fairway and Manor Way linked by Tithe Barn Way, Regis Avenue and The Ridings. Many of the buildings are in a half-timbered Tudor style, several are thatched and many contain intricate brickwork. The roads off the Fairway in the direction of the sea, Beech Close, The Close, The Byeway, Tithe Barn Way and Bay Walk share a similar design outlook and street scene.

In 1987 the Estate was purchased by the residents and the Aldwick Bay Company Ltd was established with a board of directors elected annually at the Annual General Meeting of the Company.

A unique and outstanding feature of Aldwick Bay Estate is that the full length of its beach is a designated Site of Special Scientific Interest (SSSI).

Main Streets:

Manor Way, The Fairway, Tithe Barn Way, Regis Avenue, Apple Grove, A'Becket's Avenue and West Drive.

Main Characteristics

- Most of the original part of the Estate is a Conservation Area.
- Quality properties which range in size from two bedroom apartments to eight bedroom detached houses.
- Well separated tree lined grass verges and gravel footpaths on the Fairway and Manor Way.
- The mature trees on the Estate are a public amenity.

The Aldwick Bay Estate Conservation Area

Designation as a Conservation Area for much of the Estate gives statutory recognition and protection to such areas. Their designation places a duty on the Council to ensure that any new development preserves or enhances the special character of the area.



The Fairway

The special character of The Fairway derives from the low density layout, the high quality of the buildings both in material and style and the well landscaped gardens and verges. From the outset, many trees were planted throughout the estate and although many of the finest mature trees were lost during the 1987 storm, replanting on a regular basis with arboriculture advice ensures a structured verdant appearance to the area.



Manor Way

The Houses on Manor Way and The Fairway vary considerably in size and style; early restrictions on design were lifted to allow the more flexible architectural outlook seen to-day. The two main avenues, The Fairway and Manor Way, are linked by Tithe Barn Way, Regis Avenue (not in the Conservation Area) and The Ridings. Many of the buildings are in a half-timbered Tudor style, several are thatched and many contain intricate brickwork.

The roads off The Fairway in the direction of the sea, Beech Close, The Close, The Bye Way, Bay Walk, and Arun Way share a similar design outlook and street scene.



Tithe Barn Close

Apartment blocks of two distinct architectural types were developed in the 1970s and 1980s on sites within the Conservation Area previously occupied by a Tithe Barn Club House and a Bowling Green (which were features of the original estate) and on land in The Ridings (Hunters Close) which links The Fairway and Manor Way.



Hunters Close

Area within the Estate but not included in the Conservation Area.



Regis Avenue

Regis Avenue

A' Becket's Avenue links the Nyetimber Lane entrance to Manor Way via Apple Grove, Willow Way and West Drive. This area represents a meeting of old and new styles. Further building during the 1960s resulted in Regis Avenue (which links Manor Way to The Fairway), Priory Close and the development of the western end of The Fairway including Arun Way. The area contains a mix of spacious houses, some in a chalet style, and a few modern bungalows. The street scene is open and in common with the rest of the Bay Estate has benefited from planned tree planting.

Future Development

- Development should not be permitted unless it preserves or enhances the character or appearance of the conservation area.
- Integrate with and, should where possible, enhance adjoining land-uses and minimise potential conflicts between land-uses and activities.
- Create a sense of place which should be easy to understand through the use of distinctive buildings, open spaces and trees.
- Create a high quality, socially inclusive, and adaptable environment for occupiers and users which should meet their long-term needs.
- Create a safe and well-cared for environment where opportunities for crime and anti-social behaviour should be minimised.
- Should meet the needs of service providers and ensure the integrated provision of infrastructure and utilities.

Design Principles

- New development should protect and where possible reinforce the character of the surrounding area.
- It should work with rather than against the characteristics of the site and the surrounding area.
- It should protect existing views and create new views and use materials and building styles which are appropriate in the local context.
- Planning permission should only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations, must be accompanied by an illustrated written analysis of the site and its immediate settings.
- Development should be permitted provided it does not have an unacceptable adverse impact on adjoining occupiers, land uses or property and, where relevant, facilitates the development of adjoining sites.
- All applicants should be encouraged to improve the visual amenities of a particular locality in scale, external appearance, hard and soft landscaping and materials

Extensions to Existing Residential Buildings:

In conformity with the Arun District Local Plan the Aldwick Bay Company strenuously advises residents who are applying for permission to extend their properties as follows:

- The extensions should sympathetically relate to and be visually integrated with, the existing building in siting, design, form, scale and materials.
- The extension should be visually subservient to the main building and must not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties.
- Materials matching the existing building should be used where appropriate.
- In streets characterised by relatively small gaps at first floor level between buildings, any extension at first floor level should not come to within a minimum of one metre of the side boundary.
- There should be strict control over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings. Any roof re- design should be sympathetic and in keeping with the character of existing properties.
- The extension should not compromise the established spatial character and pattern of the street scene.
- The enclosure of verges should be prevented
- The removal of important elements and features of buildings which make a positive contribution to the character of the area should be prevented.
- Hard surfacing of front gardens and verges should be prevented

The Existence of Restrictive Covenants:

The Aldwick Bay Company does seek to enforce these covenants on behalf of the Estate Beneficiaries and regularly reminds residents of the stipulations relevant to the maintenance of the character and ambience of the Estate.

Certain special controls and duties also apply in Conservation Areas

- Under new legislation, planning permission within any Conservation Area is now required to take down any boundary wall, fence, hedge etc.
- Works to trees should be notified to the District Council at least 6 weeks prior to starting work.
- All applications for development need to be advertised in the local press as well as on site.
- The District Council or the Secretary of State may take steps to ensure that a building is kept in good repair.
- Certain permitted development rights may be removed by the District Council with the agreement of local residents.
- Development proposals should either enhance or at least have a neutral effect on the character of the area.
- The District Council has a duty to preserve and enhance the area and will formulate proposals to do so.

Conclusion:

The aim is to ensure that any development on the Aldwick Bay Estate will reflect these policies to ensure that a consistent approach is taken to the approval of all applications. If developments are permitted that do not meet these criteria, the cumulative effect will alter the character of the locality to the serious detriment of the amenities of the area in conflict with the policies set out above.

Roads within the Aldwick Bay Estate Conservation Area

The Fairway

Beach Close

The Close

The Byeway

Bay Walk

The Dunes (northern end)

Manor Way

The Orchard

The Ridings

Hunters Close

West Drive (south side)

Tithe Barn Way

Tithe Barn Close

Bowling Green Close

Willow Way (east side)

Roads within Aldwick Bay Estate but outside the Conservation Area.

A'Beckets Avenue

Windmill Close

West Drive (north side)

Willow Way (west side)

Regis Avenue

Apple Grove

Meadow Way

Priory Close

Western end of The Fairway

Arun Way

The Dunes (southern end)

AREA 2 CRAIGWEIL HOUSE CONSERVATION AREA



The Craigweil House Conservation Area Statement describes the visual characteristics of the estate and shows how they can be enhanced in any new development. Designation as a Conservation Area gives statutory recognition and protection to such areas. Their designation places a duty on the Council to ensure that any new development preserves or enhances the special character of the area.

The Craigweil House Conservation Area is also designated as an Area of Special Character. Further information relating to this is contained within the Areas of Special Character Supplementary Planning Document which is available on the Arun District Council Website.

General Description and History

The Craigweil House Conservation Area is on the coast, two miles west of Bognor Regis. The Craigweil House Conservation Area, which covers the whole Estate and the south side of Barrack Lane, was designated in April 2009. Given the planned nature of the Conservation Area, the boundaries are based on the 1937 layout prepared by J. Auty. Most of the area still bears the sense of being laid out as one unified piece, the street landscape and tree framework intending to create the Arcadian style setting for house design reflecting 1930s aspirations of "a house in the country by the sea".

The Craigweil House Conservation Area

has developed over 70 years so that there is a strong mixture of styles and ages of properties. There is generally a low-density character in the area particularly in Kingsway, The Drive, and Queensway with the space between buildings being important to that character. Craigweil is predominantly characterised by residential dwellings of one and two storeys, Coastguards Parade and Craigweil Manor apartments being the only notable exceptions.

House sizes vary and it is interesting to note that the original specification for Craigweil indicated the houses so built fall into two categories - the larger, higher priced houses erected on a substantial plot on the one hand; on the other a smaller residence, occupying a less extensive plot and available at prices which made them an "attractive" proposition for those "in a position to maintain a pied-a-terre by the sea without giving up a London or suburban residence." This is reflected in the slightly higher density of Wychwood Close leading to the lower densities of The Drive, Kingsway and Queensway.

Original Sussex wrought ironwork is seen on the gates of many properties within the estate and a distinguishing characteristic on many beach frontages is the traditional Tamarisk hedging. Herringbone and tile creasing are important features of the designs and the traditional construction materials are of local stock bricks and plain clay tiled roofs.

The sense of spaciousness throughout the Craigweil House Conservation area is enhanced by the general absence of road parking and open or landscaped verges. A unique and outstanding feature of Craigweil is that the full length of its beach is a designated Site of Special Scientific Interest (SSSI).

Main Streets:

The Drive, Kingsway, Queensway, Wychwood Walk, Wychwood Close, the

east side of Barrack Lane and Craigweil Manor.

Main Characteristics

- Quality properties which range in size from three to eight bedroom detached houses.
- The mature trees on the estate are a public amenity.
- Open verges and tree-lined roads.
- Large imposing classic houses, some backing onto the sea.
- Coastguards Shopping Parade was built at the same time as the Craigweil House Conservation Area.

The Drive Entrance

Entering the Drive from Barrack Lane a regular building line prevails, with some properties on the northern side sharing sweeping driveways. Wide landscaped verges and mature, established trees dominate the street scene and the slight curve and camber of the road also contribute to the informal character.

Leading off The Drive is Craigweil Manor, a modern development of bungalows leading to the Craigweil Manor complex. The Water Tower is a striking building along this road, visible on the skyline from other areas of the estate.

Towards its centre section, The Drive curves on approaching the gateway dividing the western and eastern sections. The mature trees and shrubs lining the roads and in the gardens create a pleasing sense of enclosure. Properties are set a good distance back from the road in well established grounds. Boundary treatment along this part of The Drive varies: high walls enclose some properties, hedges and oak cleft fencing are also visible in the street scene.

The environment of The Drive at the eastern end opens up and the trees become more dispersed and the grass verges widen. The eastern end of The Drive has historical importance; King George the Fifth (accompanied by Queen Mary) spent time in 1929 recuperating from a serious illness at Craigweil House which was 'put at the King's

disposal' by the owner and later founder of the estate, Sir Arthur Du Cros. Craigweil House was demolished in 1939, but was located adjacent to the footpath leading to the Clock House.



The Drive Entrance



Kingsway

At its western end Kingsway is lined with mature trees, shrubs and hedging. These divide the main carriageway from the service roads which run north and south to the properties. The pathways are gravelled and along with the trees create a pleasant and distinctive enclosure of the road. A uniform building line dominates the pattern of development along both sides of the road. The properties illustrate distinctive individual designs, expressing a character of grandeur in many instances. The design and style of the properties varies illustrating the time periods within which the individual properties were constructed.



Kingsway

The character of Kingsway changes slightly at the curve in the road; the grass verges widen creating a sense of spaciousness. Boundary treatment of the properties varies; there is a variety of brick boundary walls, fences and some open frontages. Younger planting is visible on the verges and miniature trees are present.

Houses are set back from the verges throughout Kingsway with spacing between properties both at ground and first floor levels providing a sense of spaciousness.

Wychwood Walk and Close

Grass verges with no pavement characterise the roadside of this area enhancing the informal character of the estate. There is a predominance of buildings of a similar shape, with detailing and fenestration providing a visual continuity in the street scene. Distinguishing and attractive features of this area are the leaded roofs to a number of entrance porches. The sense of a planned estate with a distinctive continental feel prevails. A regular building line characterises the roads and the curvature in the road at the eastern end of Wychwood Close where it joins Kingsway. This adds to the informality of the estate.

Barrack Lane

The pattern of development changes at the southern end where the Coastguards Parade of shops provides a focal point. The formality of the curved parade forms a contrast to the low density design further up the road. A

distinctive line of trees characterises the parade; they help to delineate the curve of the road.

Guidelines for future development:

Development should not be permitted unless the construction, layout, scale, appearance and landscaping preserves or enhances the character or appearance of the conservation area taking into account the following principles:

- Integrate with and, where possible, enhance adjoining land-uses and minimise potential conflicts between land-uses and activities.
- Create a sense of space which is easy to understand through the use of distinctive buildings, open spaces, routes, and landmarks (including works of art).
- Create a safe and well-cared for environment where opportunities for crime and anti-social behaviour are minimised.
- Meet the needs of service providers and ensure the integrated provision of infrastructure and utilities.

Design Principles:

- New development should protect and, where possible, reinforce the character of the surrounding area.
- It should work with rather than against the characteristics of the site and of the surrounding area.
- It should protect existing views and create new views and use materials and building styles which are appropriate in the local context.
- Applications for planning permission should be accompanied

by a statement which demonstrates to the satisfaction of the local planning authority that the principles set out in local plan policies and supplementary planning guidance have been taken into account.

- Planning permission should only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations, must be accompanied by an illustrated written analysis of the site and its immediate setting.
- Development should be permitted provided it does not have an unacceptable adverse impact on adjoining occupiers, land-uses or property and, where relevant, facilitates the development of adjoining sites.

Extensions to Existing Residential Buildings:

In conformity with the Arun District Local Plan residents are strenuously advised that when applying for permission to extend their properties, they conform to the following criteria:

- The extension should be visually subservient to the main building and must sympathetically relate to and be visually integrated with, the existing building in siting, design, form, scale and materials.
- The extension should not compromise the established spatial character and pattern of the street scene or have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties.
- Strict control should be exercised over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings.

Any roof re- design should be sympathetic and in keeping with the character of existing properties.

- Materials matching the existing building should be used where appropriate.
- In streets characterised by relatively small gaps at first floor level between buildings, any extension at first floor level should not come to within a minimum of one metre of the side boundary.
- Applications should try to prevent the enclosure of verges.
- Applications should try to prevent the removal of important elements and features of a building which make a positive contribution to its character.

Opportunities for improvement:

- Establish a planting programme to reflect the original concept of an Arcadian style estate, with particular emphasis on the establishment of avenues of trees.

Article 4 Directions

Article 4 Directions are issued by the Council in circumstances where specific control over development is required, primarily where the character of an area of acknowledged importance would be threatened. They are therefore more commonly applied to Conservation Areas. Such Directions are usually applied over an area rather than an individual property and are registered as a **Local Land Charge**, so that you will normally be aware of their existence.

Two Article 4 Directions were attached to the Craigweil House Conservation Area. These apply to the whole area and

require that planning permission is required for:

1. The enclosure of any part of the verge. 'Verge areas' are those open areas between an existing defined front side or rear boundary e.g. by fence, wall or other means of demarcation and the existing hardened carriageway of a road way.
2. Any form of hard surfacing to the front of any property between the property and the carriageway.

These were agreed after public consultation involving all the residents of the Conservation Area and on advice from English Heritage. As a result, planning permission is required if you wish to undertake these works.

Certain special controls and duties also apply in Conservation Areas

- Under new legislation, planning permission within any Conservation Area is now required to take down any boundary wall, fence, hedge etc.
- Works to trees should be notified to the District Council at least 6 weeks prior to starting work.
- All applications for development need to be advertised in the local press as well as on site.
- The District Council or the Secretary of State may take steps to ensure that a building is kept in good repair.
- Certain permitted development rights may be removed by the District Council, with the agreement of local residents.
- Development proposals must either enhance or at least have a neutral effect on the character of the area.

- The District Council has a duty to preserve and enhance the area and will formulate proposals to do so.

Within Areas of Special Character planning permission will be granted subject to:

- The retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas;
- The maintenance of an appropriate mix of uses where this is an important element in the character of an area;
- The development makes a positive contribution to the special character of these areas, particularly with regard to the characteristics included in the descriptions for the area given in Arun District Council's Supplementary Planning Document of September 2005.

Conclusion:

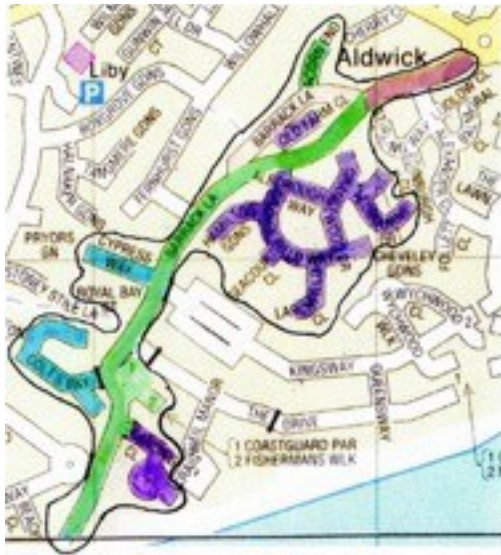
The aim is to ensure that any development within the Craigweil House Conservation Area must reflect these policies to ensure that a consistent approach is taken to the approval of all applications. If developments are permitted that do not meet these criteria the cumulative effect will alter the character of the locality to the serious detriment of the amenities of the area in conflict with the policies set out above.

Roads within the Craigweil House Conservation Area.

**The Drive
Kingsway
Wychwood Walk
Wychwood Close
Queensway**

Coastguards Parade
Fishermans Walk
Cannons Close (Eastern side to beach
footpath)
East side of Barrack Lane (from
Fernhurst Road).
Craigweil Manor.

AREA 3 BARRACK LANE



Area 3 Map

General Characteristics

Barrack Lane has grass verges, mature trees and pavement areas. The properties are set back from the road, in a regular building line. There is a mixture of single storey and two storey properties. Soft landscaping at the front of these properties contributes to the semi-rural character of the street.

The entrance to Craigweil House is through imposing early 1930s piers surmounted by stone lions with shields. They are a distinctive feature of the street scenes of both Barrack Lane and Kingsway.

The area has a mixture of large imposing classic 1930s two storey detached houses with large gardens. However, the area has been peppered with large and small 1960s/1970s developments of houses and bungalows. The pattern of development changes at the southern end where the Coastguards Parade of shops provides a focal point. The formality of the curved Parade forms a contrast with the low-density development further along the road. A distinctive line of trees characterises the Parade and they help to delineate the curve in the road.

Main Streets:

Barrack Lane, Alborough Way and Grange Field Way

- Large imposing classic 1930s two storey detached houses.
- Large gardens with a variety of mature amenity trees.
- 1960s two storey detached and semi-detached houses, bungalows and chalet bungalows.



Coastguards Parade

Barrack Lane

Barrack Lane has a small shopping parade (Coastguards that falls within the Craigweil House Conservation Area). There are also some 1960s/1970s open-plan developments on the eastern end of Barrack Lane. The properties in the older area of Barrack Lane include the Manor House, a Grade II listed building.

This part of the lane presents a different and varied picture to that of the surrounding roads producing a nice eye-line of varying heights and interests enhances the look of the older part of the area. There is a mixture of single storey and two storey properties built to a varying building line. Soft landscaping at the front of these properties (which is accentuated by a mix of hedgerows, wood fencing and brick walls enclosing the front gardens), contributes to the semi-rural character of the lane.

Street Scene:



The older part of Barrack Lane



Newer area of Barrack Lane

The properties at the Gossamer Lane end of Barrack Lane are mainly two and three bedroom bungalows, with some detached houses. The gardens are wide and open-planned giving a feeling of space.

Grange Field Way and Alborough Way

Grange Field Way and Alborough Way and the cul-de-sacs that lead from them comprise a small number of Georgian style detached bungalows and two storey properties built with open-plan front Gardens to a building line creating a very open homogenous impression. Again, there are grass community areas with many fine mature trees.



Barrack Lane with its grass verges, mature trees and pavement is a long, winding lane with a mixture of large, imposing classic 1930s two storey detached houses. The properties are set back from the road in a regular building line. There is a mixture of single storey and two storey design properties. Soft landscaping at the front of these properties contributes to the semi-rural character of the lane.

There are three areas of post war built properties. The 1980s built Colts Bay, a private estate, houses at the Gossamer Lane end and the Grangefield and Alborough Way estate. The latter two comprise 1960s style two and three bedroom bungalows and detached houses with wide open-planned gardens.

Design Attributes:

- Well-spaced and designed properties.
- Open-plan gardens (new build).
- Tree-lined verges.
- Wide pavements (Alborough and Grangefield Way).
- A broad spectrum of public amenity trees.

Development Criteria:

- New or replacement buildings or extensions should be visually subservient and relate to the existing building and not vary significantly in height or bulk from those nearby.
- Where planning permission is required, existing separation of dwellings should be preserved and prevent un-neighbourly cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings.

- Any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings should be strictly controlled. Any roof re-design should be sympathetic and in keeping with the character of existing properties.
- Extensions should be in keeping and well-related to existing buildings and space. Materials matching the existing building to be used where appropriate.
- Where roadside verges and amenity trees associated with low walls enclosing front gardens predominate, efforts should be made to preserve that aspect.
- Open-plan aspects of new build areas should be retained.
- Where front garden boundaries are present, frontage and streetscape materials should be consistent and contribute to overall street scene.
- Existing patterns should be maintained, e.g. setback and density.
- Amenity trees; spaces and access ways should be retained and enhanced and trees lost to damage or disease should be replanted/replaced.

Roads in the Barrack Lane Area

Barrack Lane

Aldwick Bay Estate (Area 1)

Cannons Close (Private road)

Fishermans Walk (Area 2)

Coastguards Parade (Area 2)

Colts Bay (Private estate)

The Drive (Area 2)

Kingsway (Area 2)

Cypress Way (Private road)

Fernhurst Gardens (Area 5)

Old Farm Close

Acorn End

Alborough Way

Grange Field Way

Hamilton Gardens

Seacourt Close

Larchfield Close

Grangewood Drive

Aldbourn Drive

Alexander Close (Area 4)

AREA 4 CRAIGWEIL LANE



Area 4 Map

General Description

The Craigweil Lane area is built around The Grange, an imposing Edwardian mansion which now houses a number of high quality apartments.

Main Streets:

Craigweil Lane, Alexander Close, Aldwick Place and Marquis Way.

Main Characteristics:

- A variety of different style houses and bungalows, comprising a mix of Georgian and conventional style large detached homes and medium sized detached and semi-detached properties.
- Open-plan aspect.
- Good amenity walks.
- Bluebell Wood.
- Numerous mature amenity trees.
- Green open spaces.

Craigweil Lane

Craigweil Lane and the cul-de-sacs that access it are each well laid out and individually homogeneous, comprising a small number of homes of differing designs. . There are many community areas of grassed areas and a significant number of well-maintained mature trees which complement the open-plan front gardens of the properties. These wooded areas create a habitat for a variety of wild life. The overall effect is to create an area with a very spacious feeling which incorporates a variety of home types within a community.

Craigweil Lane is in two distinct parts, the southern of which is a sweeping carriageway with deep open-plan front gardens to well spaced large detached residences built to a small number of different designs. The northern part is a straight road with medium sized properties built to a firm building line.

Alexander Close was made a through road. Any further threat was avoided by Arun District Council introducing a three-phase programme which saved all the sound and mature trees which were then listed under a preservation order. Bluebell Wood is now under the care of its own conservation society, formed from local residents.

The cul-de-sacs that lead off Alexander Close and Craigweil Lane have a variety of houses of differing styles and bungalows comprising a mix of large Georgian style detached homes and medium sized detached properties. Lucerne Court is unusual in that it has detached two storey properties to one side and bungalows to the other. Waters Edge is different again in that it consists of large detached split level homes of very similar design with integral garages. Alexander Close also has access to Bluebell Woods.



Bluebell Wood



High Trees

Marquis Way is a small modern private development. The properties include large detached, semi-detached houses and bungalows, all in a similar style built to a relatively high density. The other private developments are Aldwick Place and Waters Edge both which have access to the beach. They are both well laid out comprising a small number of different style detached houses.

Street Scene:

The street scene throughout the development is open-plan with wide footpaths. All of the properties are built to a high standard with firm building lines.

Design Attributes:

- Well-spaced and designed properties.
- A broad spectrum of public amenity trees.
- Wide tree-lined verges.
- Open, green amenity spaces.
- Large, open-plan gardens.
- Wide pavements.



Craigweil Lane

There are two large open areas populated with mature trees one in Craigweil Lane and the other at the High Trees entrance off Aldwick Street.



High Trees

Development Criteria:

- New or replacement buildings or extensions should be visually subservient and relate to the existing building and not vary significantly in height or bulk from those nearby.
- Where planning permission is required, existing separation of dwellings should be preserved, and prevent un-neighbourly, cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings.
- Materials matching the existing building should be used where appropriate.
- Control should be exercised over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings. Any roof re- design should be sympathetic and in keeping with the character of existing properties.
- Front boundaries should contribute to overall street scene.
- Amenity trees, spaces and access ways should be retained and trees lost to damage or disease should be replaced.
- Boundary treatment should not compromise open character of the area.
- Development in existing open spaces should be excluded.
- The character of area should be preserved.

Roads in the Craigweil Lane area

Alexander Close

Sterling Way

Edinburgh Close

Ludlow Close

Balmoral Close

Follett Close

Craigweil Lane

High Trees

Dark Lane

Strange Garden (Private Road)

Waters Edge

Aldwick Hundred

Marquis Way (Private road)

Lucerne Court

The Lawn

Garden Court

Lodge Court

Aldwick Place

Shipfield

Hornbeam Close

Shorecroft

AREA 5 FERNHURST GARDENS



Area 5 Map

General Description

The area is a mixture of early to mid 20th century houses with large gardens however the area has been peppered with large and small infills of 1960s/1970s houses and bungalows.

Main Streets:

Fernhurst Gardens and Willowhale Avenue.

Main Characteristics:

- Predominantly two storey detached and semi-detached houses, some chalet bungalows and a few flats.
- Gardens with trees.
- Tree lined verges



Willowhale Avenue

Fernhurst Gardens and Willowhale Avenue

Most of the original houses were built in the 1920s/30s and still retain an air of established calm. There is a mixture of large and medium size detached houses, bungalows and chalet style houses constructed in brick and tile. Grass verges and a recent replanting of new trees ensure that the houses still retain their mid 20th century ambiance. Any building development in the form of extensions or general improvement has been done with the aim of preserving and improving the area.



Fernhurst Gardens

Fernhurst Gardens has 1960s/1970s open-plan developments leading off in Boxgrove Gardens, Blondell Drive and the cul-de-sacs running off them.



Blondell Drive

Like most of the 1960s and 1970s built developments in Aldwick, they are in the main a mixture of detached and semi-detached houses, chalet houses and bungalows set in an open-plan layout that is typical of the period.

Street Scene:

Fernhurst Gardens and Willowhale Avenue have a varying line of the frontages which is accentuated by a mix of hedgerows, wood fencing and brick walls enclosing the front gardens. This presents a different and varied picture to that of the surrounding roads and produces a nice eye line of varying heights and interests which enhances the look of the older part of the area. Blondell Drive, Boxgrove Gardens and the numerous cul-de-sacs are in the main a mixture of detached and semi-detached houses, chalet houses and bungalows set in an open-plan layout that is typical of the 1960s.

Jubilee Gardens, a recent addition in Halnaker Gardens, is an ideal place to relax. The new allotments, next to the Jubilee Gardens, have also provided further public amenity space.

Design Attributes:

- Some open, green amenity spaces.
- Open- plan gardens and wide verges (new developments).
- Well-spaced and designed properties.
- .Wide pavements.
- A broad spectrum of public amenity trees.

Development Criteria:

- Open-plan aspects of the 1960s developments should be retained, avoiding front garden walls; frontage and streetscape should be consistent.
- Amenity trees, spaces and access ways should be retained and trees lost to damage or disease should be replaced.
- Front boundaries should contribute to the

overall street scene.

- New or replacement buildings or extensions should be visually subservient and relate to the existing building and not vary significantly in height or bulk from those nearby.
- Where planning permission is required, existing separation of dwellings should be preserved, and prevent unneighbourly, cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings.
- Exercise strict control over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings. Any roof re-design should be sympathetic and in keeping with the character of existing properties.
- Materials matching the existing building should be used where appropriate.
- Demolition of buildings of merit should be avoided.
- The character of area should be preserved.
- Existing pattern should be maintained e.g. setback and density.
- Existing boundary walls, trees and hedges in Fernhurst Gardens and Willowhale Avenue should be preserved.

Roads in the Fernhurst Area:

Fernhurst Gardens

Willowhale Avenue

Boxgrove Gardens

Halnaker Gardens

Tangmere Gardens

Blondell Drive

Stapleton Court

Goodman Close

AREA 6 GOSSAMER LANE



Gossamer Lane

General Description

Gossamer Lane is characterised by a variety of front boundaries which include brick and stone walling, high wooden fencing and hedges. It is a busy thoroughfare running between Aldwick Street and Rose Green cross roads.

There are a number of large imposing properties set back from the road. A small number of the properties with large frontages have had bungalows built in the front garden and this has had a major impact on the street scene as well as being instrumental in the loss of mature amenity trees.

The most prominent building in Gossamer Lane is St Richards C of E Parish Church built in 1934 which is situated halfway along the lane. The parish had previously been under the ministry of Pagham and had to wait until the boom in building of the twentieth century before enjoying spiritual independence.



Gossamer Lane



St Richards Parish Church

Main Streets:

Gossamer Lane, Cherry Close and Old Place.

Main Characteristics:

- Large detached houses and bungalows.
- Three places of worship are situated on Gossamer Lane: St Anthony's RC Church, St Richards Parish Church and Aldwick Free Church.
- Gardens with trees.



Old Place

Old Place is a small modern estate built around mature oak trees with wide grass verges and open areas, designated an Area of Special Character.



Cherry Close

Cherry Close has a mix of detached homes in pleasing brick and tile.

Street Scene:

A long, straight, pleasant lane in which a variety of building styles are also evident. This produces a nice eye line of varying heights and interests. This varying line is accentuated by a mix of hedgerows, wood fencing and brick walls enclosing the front gardens.

Design Attributes:

- Well-spaced and designed properties.
- Wide pavements.
- A broad spectrum of public amenity trees.
- Open, green amenity space (Old Place).

Development Criteria:

- New or replacement buildings or extensions should be visually subservient and relate to the existing building and not vary significantly in height or bulk from those nearby.

- Where planning permission is required, existing separation of dwellings, and prevent unneighbourly cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings should be preserved.
- Materials matching the existing building should be used where appropriate.
- Strict control should be exercised over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings. Any roof re-design should be sympathetic and in keeping with the character of existing properties.
- Demolition of buildings of merit should be avoided.
- The character of area should be preserved.
- Front boundaries should contribute to overall street scene.
- Existing pattern should be maintained e.g. setback and density.
- Existing boundary walls, trees and hedges should be preserved.
- The open character and mature oak trees of Old Place should be maintained.

Roads in the Gossamer Lane Area

Gossamer Lane

Old Place

Cherry Close

St Richards Way (Area 9)

Willowhale Avenue (Area 5)

Seabrook Close (Private road)

Sefton Avenue (9)

Aigburth Avenue (Area 9)

AREA 7 ROSE GREEN



General Description

Rose Green was built on all or part of three large farms: Rose Green Farm, Seftor Farm and Mants Farm. By the early 1950s, when Rose Green School and the council estate were being built, only one farm house and a barn remained. These have since been demolished. The only large green open space in Rose Green is Avisford Park, one of only four remaining large areas of open space in Aldwick.

In recent years Rose Green has experienced a mini building- boom in which small developers have filled in open spaces and plots that once gave the area an agricultural feel. However, in the main, the buildings are of the 1920s/1930s style built by local builders. A good example of the period can be seen in the terraced cottages at the western end of Rose Green Road.

Rose Green has lost many of its trees over the years due to development, although clusters still remain in Rose Green Road and Hewarts Lane.

Main Streets:

Rose Green Road, Grosvenor Gardens, Lincoln Avenue, Elizabeth Avenue, Nyetimber Lane, Carlton Avenue, Frobisher Road, Raleigh Road, Hawkins Close, Hewarts Lane.

Main Characteristics:

- The majority of the houses in Rose Green were built between the two World Wars.
- There are three listed buildings in Rose Green Road: Rose Cottage, Bramble Cottage and number 92.
- There are two schools: Rose Green Infant and Rose Green Junior.
- Avisford Park is the largest open space in the Rose Green area.

There is a smattering of mature trees throughout Rose Green. The largest concentration is on the southern side of Hewarts Lane towards the roundabout and by the Copthorne Caravan Park.

Rose Green Road



The western end of this very long road was developed in 1928 and many of the buildings in this area are of this period. They are a mixture of terraced cottages and bungalows.



Rose Cottage and Bramble Cottage

There are some attractive older buildings scattered around Rose Green which date back some 200 years. By the Green, at the western end of Rose Green Road, are two thatched cottages: 'Rose Cottage' and 'Bramble Cottage'. Their origins can be traced back to 1826 but they are reputed to be older. Apart from a few other attractive buildings, the remainder of this part of the road consists in the main of 1930s style bungalows.

The shopping centre is at the south-eastern end of Rose Green Road. Many of the shops were converted from the original houses, although some were purpose built in the 1960s.



Rose Green Shops 1960s period

Rose Green has most of the essential features of a true village with local shops, churches, post office, schools and a regular bus service but is without a Public House. It is the heart of the community and supplies the residents of Aldwick with many of their daily needs as well as providing jobs for local people.



**Rose Green Shops 1920s/
30s period**



Grosvenor Gardens

The majority of the properties in Grosvenor gardens are chalet bungalows built in the 1930s. They were built to meet the constant demand for holiday lets as well as permanent residences. The plots have been kept to reasonable dimensions and there are only four different house designs.



Lincoln Avenue

The properties in this road were built by Mr A E Lincoln starting in 1937, all except 4 are semi-detached bungalows of the same design. They all have very long back gardens



Elizabeth Avenue

The adjoining development of Elizabeth Avenue and Elizabeth Close were built in the 1950s by a later developer and of different design to Lincoln Avenue. They consist of detached and semi-detached bungalows.



Avisford Park

Nyetimeber Lane

Nyetimber Lane is characterised by Avisford Park and by a mixture of 1920s /30s houses and 1960/70s built houses and bungalows. The older houses are spaced along Nyetimber Lane with most of the newer properties being nearer to the Rose Green shopping area.



Carlton Avenue

The properties in this avenue and its surrounding roads date from the early 1930s and are a mixture of bungalows and houses. Many local builders had a hand in constructing Carlton Avenue, making it an interesting road of varying designs with no two properties being identical. Frobisher Road and Raleigh Road which run off Carlton Avenue are a mix of houses and bungalows built in the 1950s. Rose Green Junior School is in Raleigh road. Hawkins Close was built around the 1960s the same time as Rose Green Infants School which is situated at the end of the close.

The Nurseries

This area of Rose Green just off Rose Green Road contains a small number of 1970s built houses, a small children's play area and the Aldwick Parish allotments.



Hewarts Lane

Hewarts Lane still has the features of a country lane with mature trees and a drainage ditch on one side together with two buildings; The Aldwick Royal British Legion and a small petrol station. All the residential properties occupy the other side of the Lane. All the small open spaces along Hewarts Lane that were suitable for residential use/infill have been developed with a small number of bungalows being built.



Pinehurst Park

Pinehurst Park is a small 1970s purpose-built estate to the north east of Westminster Drive off Hewarts Lane. The majority of the houses are Georgian styled bow-windowed detached, semi detached and terraced houses with wide open plan front gardens. Towards the northern end of Pinehurst Park there are a small number of two and three bedroom detached and semi-detached bungalows.



Pinehurst Park



Pinehurst Park

The majority of properties have wide open-plan front gardens with garages and driveways. There are two cul-de-sacs off Pinehurst Park: Rusbridge Close and Copthorne Way both with similar properties.

Street Scene:

Rose Green is characterised by being in the main a typical 1930s area, sprinkled with mature trees. It has large green areas at its road junctions and contains wide pavements with some grass verges. The properties are a mix of detached and semi-detached bungalows and houses together with a number of terraced houses and chalet bungalows.

Design Attributes:

- Low front walls and hedgerows.
- Well-spaced and designed properties.
- Wide pavements.

- Some amenity trees.
- Differing house and bungalow styles.

Development Criteria:

- New or replacement buildings or extensions should be visually subservient and relate to the existing building and not vary significantly in height or bulk from those nearby.
- Where planning permission is required, existing separation of dwellings should be preserved, and prevent unneighbourly cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings.
- Materials matching the existing building should be used where appropriate.
- Strict control should be exercised over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings. Any roof re-design should be sympathetic and in keeping with the character of existing properties.
- Existing boundary walls, trees and hedges should be preserved.
- Over development of the area by infilling and converting large properties into flats should be avoided.
- The amenity trees, spaces and access ways should be retained and enhanced and trees lost to damage or or disease be replanted/ replaced.
- It would be desirable to retain the present shops in Rose Green, unless it is shown that retail use is no longer viable.
- The character of the area should be preserved.

Shop Fronts and Signs:

- Shop fronts can enhance or destroy the appearance of the main streets.
- The shops in Rose Green are mainly two storey and signage is mainly composed of the use of shop fronts, and A-boards, with a few hanging signs.
- Secondary signing and pavement advertising should be restricted.

Roads in Rose Green

Rose Green Road

Lincoln Avenue
Elizabeth Avenue
Elizabeth Close
Philip Court
The Nurseries

March Close
Rossalyn Close
Osborne Way

Grosvenor Gardens

Grosvenor Way
Rodney Close Nyetimber Lane

St Anthony's Walk

Nyetimber Close
Lovell's Close
Pryors Lane (Area 8)
A'Becket's Avenue (Area 1)

Carlton Avenue

Raleigh Road
Rosemary Close

Frobisher Road
Grenville Close
Anson Road
Greenlea Avenue
Leonora Drive (Nyetimber end only)

Hewarts Lane

Westminster Drive (Area 12)
Copthorne Caravan Park
Pinehurst Park
Rusbridge Close
Copthorne Way
Pine Walk

AREA 8 WILLOWHALE FARM



One of the green open areas in the estate

Area 8 Map

General Description

Building of the estate started in the late 1960s and continues to be updated. A large part of the area was known locally as Willowhale Farm. There are still properties that were part of, or adjacent to, the original farm. These include Willowhale Cottage in Nyetimber Lane and Pryors Farm in Pryors Lane. The Willowhale area consists of modern brick built properties, with concrete tiles and picture windows. Some are brick faced and others are boarded, (PVC). There is a mixture of Chalet style bungalows, standard bungalows, two storey terraced or semi-detached houses, maisonettes and flats

Main Streets: Pryors Lane and cul-de-sacs, Elbridge Crescent, and Willowhale Green

Main Characteristics:

- Green open spaces and mature trees giving a feeling of the countryside.
- Most of the properties on the estate have the benefit of open-plan fronts and are mainly bungalows and chalet bungalows.
- The bungalows in Pryors Lane and its cul-de-sacs feature open-plan with private driveways



Elbridge Crescent

All properties on the estate have the benefit of open-plan fronts. There are a number of planned green open areas situated throughout the estate which have been planted with a large variety of trees and hedges. These augment the trees which existed prior to the estate being built.



Elbridge Crescent

In Elbridge Crescent there are six properties which consist of four purpose-built, self-contained flats.

Willowhale Green

Willowhale Green lies in the centre of the Estate. All properties face the Green and private vehicle access is forbidden. Garage blocks are situated on the outskirts of the green.



Pryors Lane

Pryors Lane

Pryor's Lane is situated between the Willowhale Farm Estate and Nyetimber Lane and runs from Avisford Park on Nyetimber Lane to the western end of Nyetimber Lane re-joining Nyetimber Lane just before the entrance to the Aldwick Bay Estate.

Pryors Lane and its many cul-de-sacs were built by a number of different housing developers. You can see the different styles of detached bungalows and detached, and semi-detached houses. However, all properties have open-plan fronts in keeping with an overall design feature.

At the Rose Green end is the heart of the Willowhale Estate which consists of a modern Community Hall, Library, Doctors Surgery and the offices of Aldwick Parish Council.



Willowhale Community Doctors Surgery Centre



The Library

The Council Offices

The Millennium Gardens with its seats, flower beds and wooden arbour in front of the Willowhale Community Hall is an ideal place to relax.



Millenium Gardens

Street Scene:

This area is characterised by being an open-plan estate with wide pavements and grass verges. The properties are mainly bungalows and chalet bungalows with some detached and semi-detached houses. Some areas of housing also have adjoining open public spaces. The street scenes in the Willowhale Estate are generally alike in architecture with each road and cul-de-sac characterized by similar styles. There are also garage compounds which service parts of the estate helping to reduce the number of cars parked on the estate's roads. The bungalows and houses at the western end of Pryors Lane and the cul-de-sacs feature mainly private driveways which should be retained. In the unlikely event that the Willowhale area should be considered for development, then the proposer and the District Council planners responsible must involve and consult with the community from the outset.

Design Attributes:

- Numerous public amenity trees.
- Open, green amenity spaces.
- Open-plan gardens.
- Wide, tree-lined verges.
- The Willowhale Community Centre and ancillary amenities.
- Well-spaced and well-designed properties of appropriate scale.
- Garage compounds.
- Wide pavements.

Development Criteria:

- New or replacement buildings or extensions should be visually subservient and relate to the existing building and not vary significantly in height or bulk from those nearby.
- Where planning permission is required, existing separation of dwellings should be preserved, and prevent unneighbourly cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings.
- Materials matching the existing building should be used where appropriate.
- Where roadside verges and amenity trees associated with low walls enclosing front gardens predominate, that aspect should be preserved.
- Strict control should be exercised over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings. Any roof re-design should be sympathetic and in keeping with the character of existing properties.
- The existing garage compounds

should be retained.

- Open-plan aspects should be retained.
- Streetscape materials should be consistent.
- The amenity trees, spaces and access ways should be retained and enhanced and trees lost to damage/disease should be replanted/replaced. - should be retained to control the number of cars parked on the roadways of the area.

Roads in the Willowhale Farm Area

Eldridge Crescent

Willowhale Green

The Clevelt's

Stoney Stile Close

Micklam Close

Bucknor Close

Bell Court

Valentines Gardens

Pryors Lane

Inglewood Drive

Inglewood Close

Singleton Close

Ruislip Gardens

Sudbury Close

Alperton Close

Haydon Close

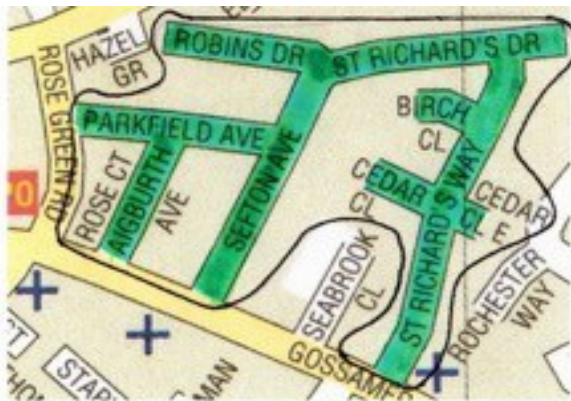
Langley Green

Heston Green

Stoney Stile Lane

Pryors Green

AREA 9 ST RICHARDS



General Description.

The area is a mixture of classic 1930s two storey detached houses and bungalows with large gardens. However, the area has been in-filled with 1960s/1970s built houses and bungalows.

Main Streets:

St Richards Way and Sefton Avenue.

Main Characteristics:

- Classic 1930s two storey detached houses and bungalows.
- Gardens with mature trees.
- Some infill of 1960s built detached and semi-detached houses and bungalows.
- Mature amenity trees.

Aigburth Avenue has a small number of mature houses built in the 1920s/1930s. However, the exception is a two-storey block of apartments (Rose Court) built at the junction of Aigburth Avenue and Gossamer Lane.



Rose Court

St Richards Way

St Richards Way, its cul-de-sacs, Parkfield Avenue, Sefton Avenue and St Richards Drive contain a mixture of mature 1930s houses and bungalows together with a number of properties built during the 1960s/1970s.



St Richards Drive

Robins Drive

This mature quiet cul-de-sac has a mixture of nicely spaced detached bungalows, chalet bungalows and houses on the right hand side of the road. Although some designs repeat themselves, they are all of an interesting character. The small bungalows on the opposite side are of a more modern design built at a later date.

Street Scene:

St Richards Way and the other roads in the area have a varying line of frontages which is accentuated by a mix of hedgerows, low brick walls and wooden fences enclosing the front gardens. This presents a different and varied picture producing a nice eye-line of varying heights and interest and enhances the look of the area.

Design Attributes:

- Well-spaced and designed properties.
- Differing house and bungalow styles.
- Wide pavements.
- Some public amenity trees.

Development Criteria:

- New or replacement buildings or extensions should be visually subservient and relate to the existing building and not vary significantly in height or bulk from those nearby.
- When any development is undertaken, the existing separation of dwellings should be preserved, and prevent unneighbourly, cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings.
- Strict control should be exercised over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings. Any roof redesign should be sympathetic and in keeping with the character of existing properties.

- Materials matching the existing building should be used where appropriate. Front boundaries should contribute to overall street scene. Front boundaries should contribute to overall street scene.
- The amenity trees, spaces and access ways should be retained and replant/replace trees lost to damage or disease.
- The character of the area should be preserved.

Roads in St Richards Area

Aigburth Avenue

Sefton Avenue

Parkfield Avenue

Robins Drive

St Richards Drive

St Richards Way

Birch Close

Cedar Close

AREA 10 CHAWKMARE COPPICE



General Description

Chawkmare Coppice is predominantly comprised of large properties consisting of detached houses, link-detached houses, chalet bungalows and bungalows. The houses and bungalows consist of both three and four bedroom styles. The different designs and styles of adjacent properties add to the overall attractiveness of the area. At the end of Chawkmare Coppice there is an area of individually designed properties in a terrace setting which overlooks the pleasant Aldwick Green recreational area. These properties have a garage block located to the rear of the terrace.

Main Streets:

Chawkmare Coppice, Wyde Feld, Raycroft, Faresmead and Mauldmare Close.

Main Characteristics:

- This is an open-plan development build in the 1980s.
- It has many mature trees which are protected by preservation orders and are classed as a public amenity.
- The houses are a mix of detached, link detached and terrace.
- The bungalows are all detached.
- The area is characteristic of an open-plan development with a feeling of spaciousness and scope.

The style changed when Faresmead was built. Although it still retained the open-plan nature of the area, the house design changed to mainly 4 bedroom detached houses with a few linked by their attached garages. There is also a mix of 3 and 4 bedroom detached bungalows in the street. 55



Chawkmare Coppice

Street Scene:

All the houses have a mixture of front elevations - tiled, brick, brick and wood or rendered - although the bungalows are all brick. All of the properties have either a double or single garage and all have off-street parking. There are many mature trees in the area mainly in the back gardens. Even these can still be classed as public amenities as they are very visible from the public roads. The estate has a series of pathways which link it with the surrounding areas.

Design attributes:

- Open, green amenity spaces.
- Open-plan front gardens.
- Grass verges.
- Well-spaced and designed properties.
- Wide pavements.
- A broad spectrum of public amenity trees.

Development Criteria:

- Open-plan aspects should be retained, avoiding front garden walls.
- The amenity trees, spaces and access ways should be retained and trees lost to damage or disease should be replanted/replaced
- New buildings should not be significantly in height or bulk from those nearby.
- When any development is undertaken, existing separation of dwellings should be preserved, and prevent unneighbourly cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings.
- Strict control should be exercised over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings. Any roof re-design should be sympathetic and in keeping with the character of existing properties.
- Materials matching the existing building should be used where appropriate.
- Front boundaries, where they exist, should contribute to overall street scene.
- Existing pattern should be maintained e.g. setback and density.
- The existing garage compounds should be retained to control the number of cars parked on the roadways of the area.
- The character of the area should be preserved.



Chawkmare Coppice

Roads in Chawkmare Coppice

The Pound
Mauldmare Close
Wyde Feld
Raycroft Close
Faresmead

Aldwick Fields is the main through road of the estate which has numerous cul-de-sacs running off it. The houses are a mixture of detached three and four bedroom properties; semi/link-detached three bedroom properties; detached three bedroom bungalows and low rise maisonettes.

Aldwick Fields

- Spacious open-plan development built in the 1980s.
- Many mature trees which are protected by Preservation Orders and are a public amenity.
- A mixture of houses, chalet bungalows, bungalows and low rise maisonettes.
- A mix of different styles of detached, link- detached and terrace.
- The bungalows are all detached.
- The area has the characteristics of an open-plan estate.



Aldwick Fields



Aldwick Fields



Hopgarton

The same characteristics apply to the numerous cul-de-sacs, an open-plan nature to the front gardens with a mixture of houses and bungalows with three apartment blocks.

Throughout the estate there is a feeling of spaciousness due to the open-plan design and the wealth of trees.

The houses comprise a mixture of style and design, incorporating front elevations of tile; brick; brick and wood and render. However, the bungalows are predominantly built of brick. All the properties have either single or double garages and all have off-road parking. There are many mature trees in the area, mainly in rear gardens, but most can be classed as a public amenity as they are clearly visible from the public roads. The development has a series of pathways which inter-connect with the neighbouring area.

Design Attributes:

- Open, green amenity spaces.
- Differing house and bungalow styles.
- Open- plan frontage.
- Grass verges.
- Well-spaced and designed properties.
- Wide pavements.
- A broad spectrum of public amenity trees.

- Exercise strict control over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings. Any roof redesign should be sympathetic and in keeping with the character of existing properties.
- Front boundaries should contribute to the overall street scene.
- Existing pattern, e.g. setback and density, should be maintained.
- The character of the area should be preserved.

Development Criteria:

- Open-plan aspects should be retained, avoiding front garden walls.
- Front boundaries where present should contribute to overall street scene.
- The amenity trees, spaces and access ways should be retained trees lost to damage or disease should be replanted/replaced.
- New or replacement buildings or extensions should be visually subservient and relate to the existing building and not vary significantly in height or bulk from those nearby.
- Materials matching the existing building should be used where appropriate.
- When any development is undertaken, existing separation of dwellings should be preserved to prevent un-neighbourly cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings.

Roads in the Aldwick Fields Area

Aldwick Fields

Stanbrok Close

Bedenscroft

Densihale

Malmayne Court

Little Babsham

The Hopgarton

Leecroft

Tinghall

Hechlewood

Kenlegh

Blakemyle

Curlscroft

Gilwynes

Rucrofts Close.

AREA 12 ALDWICK PARK



Area 12 Map

General Description

Aldwick Park lies to the north-east of Aldwick and is a purpose-built estate of the 1970s. The main road, around which the estate is built, is Westminister Drive. This long road winds its way from Aldwick Road, near the Aldwick Duck Pond to Hewarts Lane. The entire estate is built around Westminister Drive and its cul-de-sacs. The types of houses are a mixture of detached bungalows, detached and terrace houses.

Main Streets: Westminister Drive, Wells Crescent and many cul-de-sacs.

Main Characteristics:

- The estate has been arranged sympathetically around mature amenity trees.
- 1960s two storey detached and semi-detached houses, bungalows.
- Open-plan front gardens.
- Open verges and tree-lined roads.
- Mature amenity trees.



Westminister Drive

Around the southern end, Westminister Drive has four bedroom staggered houses of distinctive style, with mature front gardens and broad verges. The houses have been arranged sympathetically around mature amenity trees. At the foot of Westminister Drive is Litchfield Gardens, a small cul-de-sac with similar houses.

The eastern side of Westminister Drive comprises two and three bedroom bungalows which continue into Rochester Way. The majority of properties have wide, open-plan front gardens. The properties on the eastern side have smaller, compact front gardens. All the properties have garages and driveways. Westminister Drive continues north to Ripon Gardens, a cul-de-sac with three and four bedroom houses constructed in a similar style to the southern end of the drive.



Westminister Drive

On the opposite side of the road, a Georgian-styled section of the estate begins with bow-windowed terrace housing. In Truro Crescent the properties are two and three bedroom bungalows with wide front gardens. Another footpath runs from the Crescent to Lower Bognor Road. Towards Hewarts Lane, the Georgian-style houses are replaced by two and three bedroom detached and semi-detached bungalows. There is an abundance of mature amenity trees, open-plan gardens, green spaces and wide pavements.

Street Scene:

This area is characterised by being open-plan with wide pavements and grass verges. The properties, which have been arranged sympathetically around mature trees and open spaces, are a mix of detached and semi-detached bungalows and houses together with a number of terraced houses. There are also garage compounds which service parts of the estate helping to reducing the number of cars parked on the road

Roads in the Aldwick Park Area

Westminster Drive

Litchfield Gardens

Rochester Way

Ripon Gardens

Truro Crescent

The Spinney

Ely gardens

Wells Crescent

Southwark Walk

Wakefield Way

Coventry Close

Tyne Way

Roads accessed via Lower Bognor Road

Margaret Close

The Oaks

Oaks Mews

Design Attributes:

- Open, green amenity spaces.
- Large, open-plan gardens.
- Wide pavements and verges.
- Well-spaced and designed properties.
- A broad spectrum of public amenity trees.

Development Criteria:

- Open-plan aspects should be retained, avoiding front garden walls; frontage and streetscape materials should be consistent.
- New or replacement buildings or extensions should be visually subservient and relate to the existing building and not vary significantly in height or bulk from those nearby.
- Materials matching the existing building should be used where appropriate.
- When any development is undertaken existing separation of dwellings should be preserved, to prevent unneighbourly cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings.
- Strict control should be exercised over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings. Any roof redesign should be sympathetic and in keeping with the character of existing properties.
- Existing green space and amenity trees within the area should be preserved.
- Existing garage compounds should be retained to control the number of cars parked on the roadways of the area.
- The character of the area should be preserved.

AREA 13 ALDWICK ROAD



Area 13 Map

General Description

Aldwick Road can be characterised as a road of two halves with mainly mature housing. The western part begins at the Gossamer Lane roundabout and leads past the old Aldwick Farm buildings and the Duck Pond to the large roundabout at the junction of West Meads Drive, Hawthorn Road and Aldwick Fields.

This part of Aldwick, starting from Gossamer Lane, is largely undeveloped. It includes Aldwick Green which comprises the Village Green (designated in 1995) and the wooded area that borders Aldwick Road (designated a Pocket Park in 1990). Aldwick Green is maintained by the *Aldwick Conservation Society*.

Main Streets:

Aldwick Road, Silverston Avenue, Princess Avenue, Selsey Avenue, Kings Parade, Wessex Avenue, Nyewood Lane and Aldwick Gardens.

Main Characteristics:

- Wide, tree-lined verges.
- Large green areas.
- Substantial, distinctive houses of character.
- Four Grade II listed buildings.



Aldwick Village Green



Aldwick Green Pocket Park



Old Place

Old Place, (a Grade II listed building with extensive grounds which dates from the 16th Century) is on the opposite side of the road to Aldwick Green. At the bend in the road on Westminster Drive there is a large development dating from the 1970s called Aldwick Park which is described under Area 3. To the east of Westminster Drive is the Duck Pond which is maintained by the *Aldwick Preservation Society* and the Thatched Barn which is a Grade II listed building situated to the northeast of Aldwick Farm within an area of Special Character with numerous mature amenity trees.



The Thatched Barn



Yeoman's Acre



The Duck Pond



The Rowland Rank Centre

The roundabout, which is maintained by the *Aldwick Preservation Society*, is the junction of the Lower Bognor Road and Aldwick Fields, a large modern development described under Area 11. Continuing along Aldwick Road there is a small garage, the *Slated Barn Garage* which now is only used for servicing, repairs and car sales.

The perimeter of the West Meads estate (Area 14) is further along on the left hand side where there are two old tied cottages, which were part of Aldwick Farm, with frontages on the road.

Yeoman's Acre

Yeomans Acre consists of a small more mature 1930s development of about 20 properties. This is a quiet, secluded area with substantial three and four bedroom houses and bungalows, most with large gardens. The verges are tree-lined and shady.

There is a line of mainly detached 1920s/1930s houses, on either side of Aldwick Road as it approaches the large Marlets roundabout at the junction of West Meads Drive, Hawthorn Road, Aldwick Fields and the continuation of Aldwick Road.

The Rowland Rank Centre, a Sussex flint barn which was tastefully converted in the 1980s for community use, is found at this junction. From The Martlets roundabout the boundary line between Bognor Regis Town Council and Aldwick Parish Council continues down the centre of the road, until one reaches Nyewood Lane and Crescent Road which is the Aldwick Parish Council's boundary. Two roads lead from this section of the main road - Silverston Avenue and Princess Avenue where, in the main, the properties are distinctive 1920s/1930s detached houses with pavements and grass verges. The front gardens are enclosed and every property has off street parking. However, over time a number of the larger properties have been converted into flats.



Furse Feld

Furse Feld, which branches off Silverston Avenue, was part of the initial phase of the Prowtings Development, built in the late 1970s before the Aldwick Fields development. Although at first glance it appears to have many similarities to Aldwick Fields, it has its own unique character.

At Nyewood Lane there is a small parade of shops followed by some detached three and four bedroom houses and one block of flats.



Kings Parade

Kings Parade, which runs parallel with the sea, has a number of large blocks of flats which have off-road parking. There are also one or two smaller properties nestled in between the flats and nursing homes.

Main Streets:

Aldwick Road, Aldwick Gardens, Princess Avenue, Wessex Avenue, Selsey Avenue, Kings Parade and Nyewood Lane.

Aldwick Gardens:

This part of the Parish was established during the 1920s/1930s and reflects the house styles of the period. Countisbury Close is the exception as it was added at a later date.

Main Characteristics:

- Mainly older properties; a mixture of bungalows and houses.
- There are grass verges and all the front gardens are fenced in with a variety of wood fencing and brick walls.

Street Scene:

A long road that connects Aldwick with Bognor Regis, it has a variety of building styles which produces a nice eye-line of varying heights and interests. This varying line is accentuated by a mix of hedgerows, wooden fencing and brick walls enclosing the front gardens.

Design Attributes:

- Well-spaced and designed properties
- Wide pavements and grass verges
- A broad spectrum of public amenity trees.
- Open, green amenity spaces.
- Large open-plan gardens (Furse Feld).

Development Criteria:

- New or replacement buildings or extensions should be visually subservient and related to the existing building and not vary significantly in height or bulk from those nearby.
- When any development is undertaken existing separation of dwellings should be preserved to prevent unneighbourly cramped or visually intrusive closure of gaps or establishment of ill conceived linkages between buildings.
- Materials matching the existing building should be used where appropriate.
- Exercise strict control over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings. Any roof redesign should be sympathetic and in keeping with the character of existing properties.
- Demolition of buildings of merit should be avoided.
- Front boundaries, where present, should contribute to overall street scene.
- Existing pattern should be maintained e.g. setback and density.
- Existing boundary walls, trees and hedges should be preserved.
- Over development of the area by infilling and converting large properties into flats should be avoided.
- The amenity trees, spaces and access ways should be retained trees lost to damage or disease should be replanted/replaced.

Roads in the Aldwick Road Area

Aldwick Road

Westminster Drive (Area 12)

Yeoman's Acre

Aldwick Fields (area 8)

Silverston Avenue

Furse Feld

Bradford Close

Highbrook Way

Princess Avenue

Wessex Avenue

Selsey Avenue

Kings Parade

Nyewood Lane

Aldwick Gardens

South Avenue

West Avenue

Countisbury Close.

AREA 14 ALDWICK STREET/ FISH LANE



General Description

Aldwick Street leads from the crossroads in Gossamer Lane to the sea in a south-easterly direction. Today it consists of a mixture of traditional and modern buildings. In recent years, the small development of neo-Georgian design houses in Stanmore Gardens and Redwood Place almost completes one side of this street. There is also a modern block of flats set back from the road further down. Aldwick Street is rather narrow and still retains some of the buildings which belong to another era including the matching pair of Lodge Cottages built for Aldwick Grange, the mansion in Craigweil Lane.

Main Streets:

Aldwick Street and Fish Lane.

Main Characteristics:

- These are two of the oldest streets in Aldwick.
- Some classic 1930s two storey detached houses, and listed buildings.
- Gardens with trees.
- Some 1960s two storey detached and semi-detached houses and bungalows.



Stanmore Gardens

Aldwick Street junction with Stanmore Gardens:

On the other side of the road is the public house The Ship Inn, originally an old coaching inn, now a convenience store, and Hurst Cottages which became Aldwick's first post office in 1891. The cottages now have Grade II Listed status. There are a further three detached houses on this side from the post war era.



The Ship Inn -Convenience store



Hurst Cottages



Aldwick Green

Aldwick Green:

Aldwick Street has a much treasured open space which is tree-lined and is registered as a Village Green. This open space forms part of Aldwick Green. The row of Tudor style shops in this street, dating back to the 1930s, is now considered an Area of Special Character.



The Shopping Area

There is very little space for on street parking in this street and a 20 mph speed restriction would improve the road safety in the area.



Fish Lane

Fish Lane is also very narrow and many of its old buildings at the sea end of the lane have survived and changed very little since the Second World War.



Thatched Cottage

Two of these *Glengarry* and *Thatched Cottage* are Grade II Listed. The lane follows a very long, curved flint wall about 14ft high for at least half of its length followed by another flint wall that seems to be of the same era, but which is not as high.

There have been one or two modern properties 'fitted in' in the last 20 years. These are of individual design and are mainly bungalows. On the other side of the lane, just as the wall dictates your vision, there is a long line of mature trees along the footpath for most of the way - even a few of the original Scots pine trees have survived. Once again there is little room for on-street parking due to the narrowing of the road at the sea end.

Here is the entrance to Dark Lane and High Trees (Character Area 4). This entrance, as its name suggests, is lined with tall, mature trees and laid to grass. It leads to the development of Aldwick Place and some unique Scandinavian-style houses.

Street Scene:

Aldwick Street and Fish Lane are characterised by being a mixture of Victorian, early 20th century and modern properties. In recent years the small developments of Neo-Georgian design houses almost completes one side of this street. The area has two large green areas at Aldwick Green and at the High Trees road junction. It contains mature amenity trees as well as narrow pavements with some grass verges.

Design attributes of Aldwick Street and Fish Lane:

- Open, green amenity spaces.
- Some grass verges.
- Well-spaced and designed properties.
- Listed buildings.
- Long curved flint walls.
- A broad spectrum of public amenity trees.

Development Criteria:

- The amenity trees, spaces and access ways should be retained and trees lost to damage or disease should be replanted/replaced.
- New or replacement buildings or extensions should be visually subservient and relate to the existing building and not vary significantly in height or bulk from those nearby.
- When any development is undertaken, existing separation of dwellings should be preserved, to prevent unneighbourly cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings.
- Strict control should be exercised over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings. Any roof redesign should be sympathetic and in

keeping with the character of existing properties.

- Materials matching the existing building should be used where appropriate.
- Front boundaries should contribute to overall street scene
- Because of the narrow road, strict control should be exercised over any increase in car access.
- Although *The Ship Inn* is now a convenience store, to retain the building and the existing shops in Aldwick Street, unless it is shown that retail use is no longer viable.
- Demolition of buildings of merit should be avoided and the character of the area should be preserved.

Roads in Aldwick Street and Fish Lane Area

Aldwick Street

Stanmore Gardens

Redwood Place

Dark Lane (Area 4)

High Trees (Area 4)

Fish Lane

Aldwick Avenue

Woodstock Gardens

Carnot Close

AREA 15 WEST MEADS



West Meads is one of six separate areas and smaller infills in Aldwick that are characterised by mainly 1960s/1970s detached, semi-detached houses, bungalows and terraced houses.

General Description

The residential estate of West Meads was built in the 1960s and lies at the easternmost area of Aldwick Parish. It is bordered by four busy main roads. There are only three access routes into West Meads: Pembroke Way to the west (from the Lower Bognor Road) and Trinity Way and Regents Way to the east (off West Meads Drive). The limited access to the Village Green (The Queens Field), the adjacent shopping precinct and community hall give people the feeling they are living in a village community.

Main Streets:

Oxford Drive, Cambridge Drive, Churchill Avenue, Christchurch Crescent, Queensfield Crescent East and West and numerous cul-de-sacs.

Main Characteristics:

- The estate is unusual in concept being one of only five garden estates in the country.
- Open-plan with wide pavements, grass verges and trees.
- The shopping precinct is a typical 1960s three-storey pair of parallel buildings.
- A village green and hall at the heart of West Meads.



The Precinct

Adjoining The Queen's Field is the shopping precinct, a typical 1960s three-storey pair of parallel buildings topped by flat roofs with car parks to either side. The area of The Precinct is surrounded by a number of mature trees. The ground floor of The Precinct contains a mix of business premises, including a post office, doctor's surgery, pharmacy, dentists, model shop, hairdressers and a veterinary practice. All the businesses have maisonette dwellings above them which are reached via external stairs. There is some seating provided in the centre courtyard. There is a row of chestnut and maple trees at the southern end, whilst the northern end opens up onto The Village Green, the West Meads Community Hall and St Michaels Church site. The last named has been sold and has been developed with 10 terraced houses to be named Jubilee Terrace.



The properties in Cambridge Drive and its numerous closes are mainly two and three bedroom bungalows, with some detached and semi-detached three bedroom houses. The gardens are wide and open-plan giving a feeling of space. All of Cambridge Walk and much of College Close front onto footpaths and have their garages in compounds to the rear of the properties.

Pembroke Way

The properties in Pembroke Way vary considerably, whilst retaining the ambience of the estate. Pembroke Way, one of the access roads into West Meads, has a mix of all the property types. The common theme is large grassed areas which are seen throughout the estate.



Christchurch Crescent

Christchurch Crescent branches off Oxford Drive, with many two, three and some four bedroom bungalows, mostly detached and with garages.



Churchill Avenue

Churchill Avenue consists of two and three bedroom, detached bungalows, tree-lined verges and gardens. The cul-de-sacs have the same design of bungalows (about twenty in each).



The Queen's Field



Cambridge Drive

Queensfield East and West run along the side of The Queen's Field a number of the properties have aspects overlooking the Village Green. The properties are a mix of detached bungalows and houses. The houses at the northern end are in a cul-de sac, with direct foot access to the Village Green. Where the road stops, a footpath continues around the Green, with houses along its northern border having garages at the rear.



Oxford Drive

Oxford Drive contains a number of different property styles, mainly two and three-bedroom bungalows on one side of the road and three bedroom houses both detached and semi-detached on the other. The properties all have garages and wide frontages mostly open-plan. There are wide footpaths including one that leads to Yeomans Acre. There are many trees along the verges and common land.

Street Scene:

This area is characterised by being an open-plan estate with wide pavements and grass verges. The properties are mainly bungalows, detached and semi-detached houses with a small number of terraced houses. There is a village green (Queen's Field) a small parade of shops and a village hall. Some areas of housing also have adjoining open public spaces. The roof pitches are predominantly low pitched. The street scenes are generally alike in architecture with each road and cul-de-sac characterised by similar styles. Private driveways are a feature of this area and should be kept. There are also garage compounds which service parts of the estate and which help in reducing the number of cars parked on the roads of the estate.



West Meads Community Hall

West Meads Community Hall was built with grants and money raised by the early residents of West Meads. Many clubs and organisations meet here and the building is maintained by subscriptions from these clubs, by private lettings and by annual subscriptions paid by the residents. The building and surrounding land is administered by the Trustees. West Meads also has a very strong Residents' Association that was formed 16 years ago.

Design attributes of West Meads:

- Open, green amenity spaces.
- Large, open-plan gardens.
- Wide, tree-lined verges.
- The Village Green (Queens Field).
- The West Meads Community Hall.
- Well-spaced and well-designed properties of appropriate scale.
- Wide pavements.
- A broad spectrum of mature and new public amenity trees.

Development Criteria:

- New or replacement buildings or extensions should be visually subservient and relate to the existing building and not vary significantly in height or bulk from those nearby.
- When any development is undertaken, existing separation of dwellings should be preserved to prevent unneighbourly cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings.
- Strict control should be exercised over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings. Any roof redesign should be sympathetic and in keeping with the character of existing properties.
- Materials matching the existing building should be used where appropriate.
- Front boundaries should contribute to overall street scene.
- The amenity spaces and access ways should be retained and enhanced and trees lost to damage or disease should be replanted/replaced.
- Existing open spaces, particularly those which contribute to the countryside aspect, should be preserved as far as possible.
- Boundary treatment should not compromise open character of the area.
- Development in existing open spaces and garage compounds should be excluded.
- The character of area should be preserved.

Roads in West Meads Area

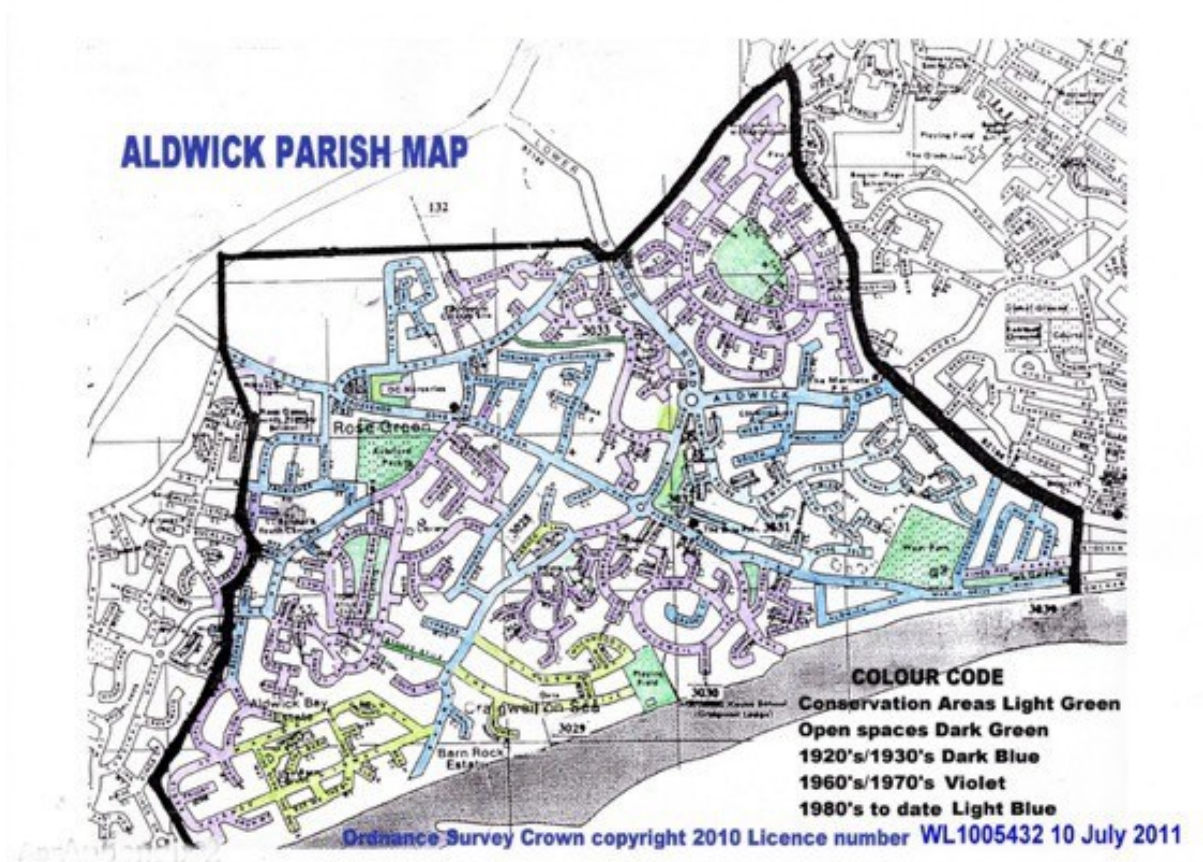
Pembroke Way (Access)
Churchill Avenue
St Peters Close
Blenheim Court
Eton Close
Windsor Close
Balliol Close
Downing Close
Marlborough Court
Regents Way (Access)
Cambridge Drive
Selwyn Close
Hughes Close
St Johns Close
Fitzwilliam Close
Peterhouse Clo

College Close
Trinity Way (Access)
Greyfriars Close
Christchurch Crescent
Leading to Yeoman's Acre (Area 13)
Oxford Drive
Keble Close
Nuffield Close
Exeter Close
Worcester Close
Queensfield East/ West
Queensfield Walk
Hertford Close
Merton Close

Appendix 1

Aldwick Parish Character Areas Colour code.

- Conservation Areas
- Open Areas
- Areas of Special Character
- 1920s/1930s developments
- 1960s/1970s developments
- 1980s to 2012 developments



Appendix 2

Area 1

Aldwick Bay Estate

The Fairway
Beach Close
The Close
The Byeway
Bay Walk
The Dunes
Arun Way
Manor Way
The Orchard
The Ridings
Hunters Close
West Drive (south side)
Tithe Barn Way
Tithe Barn Close
Bowling Green Close
A'Beckets Avenue
Windmill Close
West Drive (north side)
Willow Way (west side)
Regis Avenue
Apple Grove
Meadow Way
Priory Close

Area 2

Craigweil House Conservation Area

The Drive
Kingsway
Queensway
Wychwood Walk
Wychwood Close
Coastguards Parade
Fishermans Walk
Canons Close (Eastern side to beach footpath)
The east side of Barrack Lane (from Fernhurst Gardens to Coastguards Parade)

Area 3

Barrack Lane

Barrack Lane
Aldwick Bay Estate (Area 1)
Canons Close (Private)
Colts Bay (Private estate)
Coastguards Parade
The Drive (Area 2)
Kingsway (Area 2)
Cypress Way (Private)
Fernhurst Gardens (Area 5)
Old Farm close
Acorn End
Alborough Way
Grange Field Way
Hamilton Gardens
Seacourt Close
Larchfield Close
Grangewood Drive

Aldbourn Drive
Alexander Close (Area 4)

Area 4

Craigweil Lane

Alexander Close
Sterling Way
Edinburgh Close
Ludlow Close
Balmoral Close
Follett Close
Craigweil Lane
High Trees
Dark Lane
Strange Garden (Private Road)
Waters Edge (Private Road)
Aldwick Hundred
Marquis Way (Private road)
Lucerne Court
The Lawn
Garden Court
Lodge Court
Grange Court
Aldwick Place (Private Road)
Shipfield
Hornbeam Close
Shorecroft

Area 5

Fernhurst Gardens

Fernhurst Gardens
Willowhale Avenue
Boxgrove Gardens
Halnaker Gardens
Tangmere Gardens
Blondell Drive
Stapleton Court
Goodman Close
Gunwin Court
Wilman Gardens

Area 6

Gossamer Lane

Gossamer Lane
Old Place
Cherry Close
St Richards Way (Area 9)
Willowhale Avenue (Area 5)
Seabrook Close (private)
Sefton Avenue (Area 9)
Aigburth Avenue (Area 9)

Area 7

Rose Green

Carlton Avenue
Raleigh Road
Frobisher Road

Grenville Close
Anson Road
Greenlea Avenue
Rose Green Road

The Nurseries

March Close

Rossalyn Close

Osborne Way

Lincoln Avenue

Elizabeth Avenue

Elizabeth Close

Philip Court

Grosvenor Gardens

Grosvenor Way

Rodney Close

St Anthony's Walk

Nyetimber Close

Lovell's Close

Leonora Drive (Nyetimber end only)

Pryors Lane (Area 8)

A'Becket's Avenue (Area 1)

Hewarts Lane

Westminster Drive (Area 12)

Copthorne Caravan Park

Pinehurst Park

Rusbridge Close

Copthorne Way

Pine Walk

Hazel Grove

Rosemary Close

Area 8

Willowhale

Farm

Eldridge Crescent

Willowhale Green

The Clevet's

Stoney Stile Close

Micklam Close

Bucknor Close

Bell Court

Valentines Gardens

Pryors Lane

Inglewood Drive

Inglewood Close

Singleton Close

Ruislip Gardens

Sudbury Close

Alpertown Close

Haydon Close

Langley Green

Heston Green

Stoney Stile Lane

Pryors Green

Area 9

St Richards

Sefton Avenue

Parkfield Avenue

Aigburth Avenue

Robin Drive

St Richards Drive

St Richards Way

Birch Close

Cedar Close

Area 10

Chawkmare

Coppice

The Pound

Mauldmare Close

Wyde Feld

Raycroft Close

Faresmead

Area 11

Aldwick Fields

Stanbrok Close

Bedenscroft

Densihale

Malmayne Court

Little Babsham

The Hopgarton

Leecroft

Tinghall

Hechlewood

Kenlegh

Blakemyle

Curlscroft

Gilwynes

Rucrofts Close.

Trotyn Croft

Trendle Green

Thrusloes

Area 12

Aldwick Park

Westminster Drive
Litchfield Gardens
Rochester Way
Cedar Close
Ripon Gardens
Truro Crescent
The Spinney
Ely Gardens
Wells Crescent
Southwark Walk
Wakefield Way
Coventry Close
Tyne Way
Margaret Close
The Oaks
Oaks Mews

Area 13

Aldwick Road

Aldwick Road
Yeomans Way
Westminster Drive (Area 12)
Aldwick Fields (Area 8)
Silverston Avenue
Bradford Close
Heghbrok Way
Furse Field
Kings Parade
Princess Avenue
Wessex Avenue
Selsey Avenue
Nyewood Lane

Area 14

Aldwick Street and Fish Lane

Aldwick Street
Stanmore Gardens
Redwood Place
Dark Lane
High Trees
Fish Lane
Aldwick Avenue
Woodstock Gardens
Carnot Close

Area 15

West Meads

Pembroke Way
Churchill Avenue
St Peters Close
Blenheim Court
Eton Close
Windsor Close
Balliol Close
Downing Close
Marlborough Court
Regents Way
Cambridge Drive
Selwyn Close
Hughes Close
St Johns Close
Fitzwilliam Close
Peterhouse Close
College Close
Trinity Way
Greyfriars Close
Christchurch Crescent
Oxford Drive
Keble Close
Nuffield Close
Exeter Close
Worcester Close
Queensfield East
Queensfield West
Queensfield Walk
Hertford Close
Merton Close

Appendix 3

BUS ROUTES IN ALDWICK PARISH

The following alterations were made to Stagecoach bus services in Bognor Regis from 5 May 2013:

Star 2: Rose Green - Bognor Regis - Stroud Green - West Meads

This service is withdrawn and replaced by new services 61 & 62 detailed below.

Service 61: Stroud Green & West Meads - Bognor Regis Town Centre - Sainsbury's

New service running about every two hours partly replacing withdrawn Star 2 and providing a direct link to the new Sainsbury's store in Shripney Road.

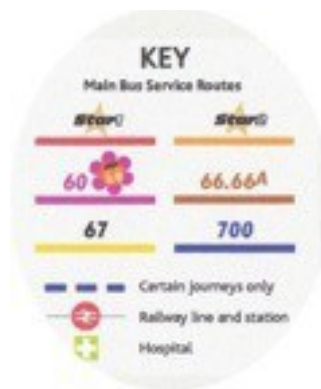
Service 62: Rose Green - Aldwick - Bognor Regis Town Centre - Sainsbury's

New service running about every two hours partly replacing withdrawn Star 2 and providing a direct link to the new Sainsbury's store in Shripney Road.

Service 65: North & South Bersted - Shripney Road Sainsbury's

New service running about every two hours between 0930 and 1530 providing a direct link to the new Sainsbury's store in Shripney Road.

These services operate without any funding from the County Council, but Sainsbury's provide financial support for extensions to their new store in Shripney Road.



Appendix 4

ENVIRONMENT AND CONSERVATION

During the past thirty plus years, Aldwick has lost very large areas of farmland and many indigenous mature trees. The loss of farmland also included miles of hedgerows. This has had an appallingly adverse effect on wildlife in the area and many rare species of birds will never return because of the loss of their natural habitat

All the large areas of farmland in Aldwick suitable for development have now been absorbed. The Parish has therefore entered a more stable period than has been experienced for a long time

Aldwick Conservation and Preservation Societies

We are lucky in Aldwick in that we have a number of preservation and conservation societies.

- **Aldwick Green Conservation Society**
- **Aldwick Preservation Society**
- **Bluebell Wood Conservation Society**
- **Craigweil and its Environs Conservation Area Association.**

During a period of rapid housing development, the Aldwick Preservation Society and other voluntary conservation groups played a crucial role in preserving and developing a number of key features of the Aldwick environment. Their success shows how local voluntary organisations working for the community, without the benefit of statutory powers, can have a major positive impact on the environment.

Trees

Trees play a very important part in maintaining the rural feel of the Parish and as such require particular attention, especially those that are visually significant.

Aldwick prides itself on its trees, having a wide variety of both native and imported species. The majority are protected by Tree Preservation Orders (TPO). Areas such as the Aldwick Bay Estate, Craigweil Manor Conservation Area, Aldwick Green, Bluebell Wood and the Duck Pond have programmes in place to maintain, conserve and replace diseased or fallen trees within the confines of their areas of responsibility. Trees in areas bordering roads and walkways are the responsibility of either West Sussex County Council or Arun District Council. Trees that are damaged or reach the end of their lives should always be replaced.

What is a Tree Preservation Order?

A TPO is a legally enforceable order made by Arun District Council to protect trees and woodland in the interests of public amenity. The power to make a TPO is contained in the Town and Country Planning Act 1990 and the Town and Country Planning (Trees) Regulations 1999 and 2008. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of protected trees or woodlands unless permission has been given by Arun District Council's Planning Department.

Arun District Council's website has a user friendly search engine that will assist in identifying those trees within the Parish that are subject to a TPO or you can contact the Planning Department on 01903 737711.

If you have a query about a tree on a verge (between the road and the pavement) it is probably owned by West Sussex County Council, who can be contacted on 01243 777100. The Parish has no Tree Group to help and advise.

Appendix 5

FOOTPATHS

The national system of footpaths and bridleways for England and Wales is fundamental to the public right of access to the countryside. These footpaths provide access to huge areas of otherwise largely private land and are, in some people's eyes, the foremost social amenity available to the public in this country.

Development Criteria

- Preserve and maintain all existing footpaths as a well-used public recreational amenity.
- Clear obstructing growth regularly.
- Preserve existing beach accesses for public recreational amenity and sea-defence maintenance.
- Create new rights of way as part of the development process where appropriate.

Flooding

The Department of Environment, Food and Rural Affairs [DEFRA] has policy responsibility for flood and coastal defence in England. However, delivery is the responsibility of a number of flood and coastal defence “operating authorities” i.e. the Environment Agency, local authorities and internal drainage boards. Responsibilities differ according to the type of operating authority. Arun District Council’s responsibilities are set out in Arun’s Policy Statement on Flood and Coastal Defence (*Dated 25 January 2010*) which fulfils that requirement. Copies are available from Arun Civic Centre offices in Maltravers Road, Littlehampton, West Sussex BN17 5LF and on the Internet at www.arun.gov.uk.

Maintenance of ditches and watercourses

Watercourses enhance our lives in so many ways and yet they can also pose a threat when in flood. They need to be respected, protected and improved for our benefit and for future generations. That is why there are a significant amount of legal safeguards with which we all need to comply. If your property/land is next to or contains a watercourse, you are legally defined as a 'Riparian Landowner' under the Land Drainage Act 1991 and 1994, which brings you certain, rights and responsibilities.

In summary, you are responsible for ensuring the free flow of water in the watercourse, through regular maintenance and the removal of obstructions. The aim is to reduce the risk of flooding and ensure that the area is effectively drained.

You are legally obliged to do this under the Land Drainage Act 1991 and 1994. If you fail to carry out maintenance and cause damage to a third party's property as a result, you could be found liable for compensating any damage caused. In some cases the District or County Council may serve a legal 'Notice' on you.

Permeable surfacing of front gardens

From 1 October 2008 the permitted development rights that allowed householders to pave their front garden with hard-standing without planning permission were changed in order to reduce the impact of this type of development on flooding and on pollution of watercourses.

In many areas of Aldwick the rainwater gets into the foul water sewer which normally takes household waste from bathrooms and kitchens to the sewage treatment works. This overflows into streams and rivers in heavy rainfall and is also the cause of backup in household’s domestic waste systems. Also, as more water runs into foul sewers from paved areas, there are more frequent overflows passing untreated sewage into watercourses.

See Appendix 6 for the specific rules that apply to householders wanting to pave over their front gardens.

FOOTPATHS IN THE PARISH OF ALDWICK

West Sussex County Council are the authority responsible for maintaining the footpaths

- 132 Hewarts Lane - Countryside beyond Parish.
- 3028 Barrack Lane - Fernhurst Gardens.
- 3029 The Drive - Foreshore.
- 3030 Craigweil Lane – Foreshore.
- 3031 Fish Lane - South Avenue.
- 3032 Aldwick Road - Aldwick Street.
- 3033 Lower Bognor Road - Hewarts Lane.
- 3039 Promenade, Nyewood Lane parallel to Marine Drive West to South of Silverston Avenue.



Appendix 6

CURRENT POLICIES GOVERNING PLANNING APPLICATIONS IN ALDWICK **(These Policies may change when Arun's new Local Plan comes into force)**

We understand that the current policies still apply to all planning applications lodged within the Aldwick Parish until the acceptance of the new Arun Local Plan:

THE FOLLOWING ARE EXTRACTS FROM THE POLICIES WE FEEL SHOULD FORM PART OF AN ALDWICK PARISH DESIGN STATEMENT.

Arun District Local Plan Policies

GEN7 - The Form of New Development

DEV19 - Extensions to Existing Residential Buildings

EXTRACTS FROM ARUN LOCAL PLAN POLICIES POLICY

GEN7: The form of New Development

Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations, must be accompanied by an illustrated written analysis of the site and its immediate setting.

Development will be permitted provided it:

- Does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites.
- In all cases, to protect and enhance the quality of the environment, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.

POLICY DEV19 - Extensions to Existing Residential Buildings

In conformity with this Policy Aldwick Parish council strenuously advises residents, who are applying for permission to extend their properties as follows:

- The extension must sympathetically relate to and be visually integrated with, the existing building in siting, design, form, scale and materials.
- The extension must be visually subservient to the main building.
- The extension must not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties.
- In streets characterised by relatively small gaps at first floor level between buildings, any extension at first floor level must not come to within a minimum of one metre of the side boundary.
- The extension must not compromise the established spatial character and pattern of the street scene.

We are particularly keen to develop a Design Statement that reflects these Council Policies and to ensure that a consistent approach is taken to the approval of all applications.

If developments are permitted that do not meet these criteria the cumulative effect will alter the character of the locality to the serious detriment of the amenities of the area in conflict with the policies set out above.

In some areas known generally as '*designated areas*', permitted development rights are more restricted. If you live in a Conservation Area, you will need to apply for planning permission for certain types of work which do not need an application in other areas. There are also different requirements if the property is a listed building.

The Government's Planning Portal's general advice is that you should contact your local planning authority and discuss your proposal before any work begins. They will be able to inform you of any reason why the development may not be permitted and if you need to apply for planning permission for all or part of the work.

Permitted Development Rights withdrawn

The local planning authority can remove some of the permitted development rights by issuing an "**Article 4 Direction**". This will mean that you have to submit a planning application for work which normally does not need one. Article 4 Directions are issued by the Council in circumstances where specific control over development is required, primarily where the character of an area of acknowledged importance would be threatened. They are therefore more commonly applied to conservation areas. Such Directions are usually applied over an area rather than an individual property and are registered as a **Local Land Charge**, so that you will normally be aware of their existence

Guidance on the permeable surfacing of front gardens

From 1 October 2008 the permitted development rights that allowed householders to pave their front garden with hard-standing without planning permission were changed in order to reduce the impact of this type of development on flooding and on pollution of watercourses.

You will not need planning permission if a new or replacement driveway of any size that uses permeable (or porous) surfacing which allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally.

If the surface to be covered is more than five square metres planning permission will be needed for laying traditional, impermeable driveways that do not provide for the water to run to a permeable area.

Applying for planning permission will require you to fill in an application form, draw plans (which have to be to scale) and pay a fee of £150.00. Planning applications for this type of householder development are normally decided within 8 weeks after submission.

Please note: the permitted development allowances described here apply to houses **NOT** flats, maisonettes or other buildings. They may also not apply to areas where Article 4 Directions are in place.

The Party Wall Act 1996

The Act sets out obligations on persons developing close to the boundary to serve the requisite notices and if appropriate to appoint an independent surveyor.

The Prescription Act 1832

The Act sets out the rights to light of landowners gained over prescribed periods of time. Neither of these Acts will impact on the planning approval process but will remind all residents of their obligations and also their rights.

Why new guidance has been introduced

Serious flooding in 2007 caused loss of life, disruption of peoples' lives and damage estimated at about £3bn. In many cases flooding happened because drains could not cope with the amount of rain water flowing to them. The effects of climate change mean that this kind of heavy rainfall event and flooding may occur more often in the future.

- The drains in most of Aldwick and the surrounding area were built many years ago and were not designed to cope with extra domestic use (more houses) and increased rainfall.
- More water is entering the drains from new developments and paving front gardens adds to the problem.
- Although paving over one or two gardens may not seem to make a difference, the combined effect of lots of people in a street or area doing this can increase the risk of flooding.
- The harm caused by paving gardens is not just limited to flooding. Hard surfaces such as concrete and asphalt collect pollution (oil, petrol, brake-dust etc) that is washed off into the drains.
- Many drains carry rainwater directly to streams or rivers where the pollution damages wildlife and the wider environment.

