

Introduction

- 4.1 Whilst Mid Sussex includes extensive areas of countryside, the majority of the population lives in the towns and villages. As a result, it is the built-up areas which figure most prominently in many people's lives and the appearance and quality of their urban surroundings is an important factor in the quality of life.
- 4.2 The towns and villages of Mid Sussex are generally attractive, with many containing areas of special townscape quality; the larger centres have expanded considerably in recent years with the addition of new housing estates and in some cases large commercial developments. Some growth has also occurred in the villages and in a few cases new residential developments have significantly increased their size.
- 4.3 In addition to the towns and villages, there are many buildings and small settlements within the countryside which also form part of the built environment. It is just as important for developments within the countryside, existing and proposed, to be treated sensitively in order that they blend in with and complement their setting.
- 4.4 This Local Plan recognises the importance to local residents and the local workforce of their immediate surroundings. It aims to contribute towards improving the quality of life by enhancing the built environment in the towns, villages and countryside. Such enhancement can take a variety of forms, including the conservation of buildings and areas of particular character or townscape importance; insistence on good design in new development; the encouragement of the provision of a greater range of facilities with improved access where appropriate; the encouragement of tree planting and landscaping; and the conservation of wildlife and its habitats.

Policy Background

National and Regional Planning Policy

- 4.5 The majority of Planning Policy Guidance notes (PPGs) contain guidance relevant to the built environment. In particular PPG1: General Policy and Principles and PPG3: Housing set out specific advice relating to design. Regional Planning Guidance note RPG9 (2001) which relates to the South East contains policies and proposals which relate to the built environment. Attention has therefore been paid to these documents to ensure that the policies in the Built Environment Chapter comply with Government policy and advice.

West Sussex Structure Plan Deposit Draft 2001 - 2016

- 4.6 The West Sussex Structure Plan 2001 - 2016 Deposit Draft gives emphasis to global environmental issues especially in respect of sustainability and transport. It seeks to conserve and improve the existing built environment. Policies within this Chapter reflect the content of the Structure Plan.

Policy Aims

- 4.7 The aims of this Local Plan with regard to the Built Environment are:
- (a) to preserve buildings of architectural or historic interest and their settings;
 - (b) to preserve archaeological sites and their settings;
 - (c) to preserve and enhance the special character and appearance of Conservation

Areas and Areas of Townscape Character;

- (d) to ensure that the design, layout and use of materials in any new development is of a high quality, pays due regard to its setting, and makes a positive contribution to the environment;
- (e) to enhance the character and appearance of specific areas within the towns and villages by means of the introduction of environmental improvement measures;
- (f) to safeguard important areas of open space;
- (g) to safeguard the varied, individual character and local distinctiveness of the towns, villages and settlements within the District and to protect their relationship with the surrounding rural environment;
- (h) to ensure the sensitive location and design of advertisements;
- (i) to encourage all new development to be designed in ways that help to reduce crime;
- (j) to encourage appropriate access and other facilities for disabled people within new and existing development;
- (k) to conserve and enhance features of importance to wildlife and their habitats within built-up areas; and
- (l) to ensure development accords with the principles of sustainability taking account of the need to minimise energy consumption, pollution and the use of resources, particularly non renewable resources.

Policies and Proposals

Design

- 4.8 The Council attaches great importance to the quality of design in new development. This is vital if new buildings are to blend successfully with their surroundings and if they are to be attractive in their own right. It is also an objective shared by the West Sussex Structure Plan 2001- 2016 Deposit Draft. Government guidance in PPG1 'General Policy and Principles' (1997) states that new developments should respect the character of their surroundings with the appearance and treatment of spaces between and around buildings being of particular importance.
- 4.9 Whilst the Council does not wish to inhibit innovative design or prescribe too closely the form of new development, clearly a balance must be struck between originality and initiative in design on the one hand and the suitability of new development in relation to its surroundings on the other. For example, many shopfronts by their very nature need to be distinctive in order to attract customers, but they should not be allowed to detract unnecessarily from the appearance of the building or the character of the area as a whole.
- 4.10 New development can make a positive contribution to the townscape through careful design, layout and siting. This will be important in areas such as town centres where good design will make such areas attractive places to work or shop. It will also apply in residential areas, where even standard house types can create an attractive environment

if careful thought is given to the layout and grouping of buildings, and the landscaping in which they are set. The attractiveness of any new development can also have commercial advantages both in terms of the value of the building itself and the prestige of the area generally.

- 4.11 The Council feels it is important to perpetuate regional and local building styles which in turn contribute to a sense of place and identity. Mid Sussex has several traditional local design features which can often be satisfactorily incorporated within new developments, for example, Sussex Hips and contrasting brickwork at quoins, sills and window heads. The Council considers there is plenty of scope for variety without departing from traditional local building styles and does not feel architectural expression and flair will be unduly restricted.
- 4.12 In considering new development proposals the Council will have regard to a number of factors as detailed below. Proposals which fail to meet these criteria of good design will not normally be permitted.

□ **Design of Residential Development**

PPG 3 Housing (2000) emphasises the role that design has in providing high quality living environments. A key theme is that Local Authorities must maximise the use of previously developed land. The requirement of good design in residential development is essential to ensure that the quality of the built environment is not compromised, whilst at the same time making maximum use of the land available. The Council welcomes innovative design as long as it meets the requirements of the design policies in this Chapter and other relevant policies in the Local Plan.

A number of design guides relating particularly to layout, roads and parking within residential development have been produced by Central Government. These include 'Residential Roads and footpaths: Layout Considerations - Design Bulletin 32 (DB32)' and 'Companion Guide to DB32' (1999) which provide design and layout guidance. Two recent publications relating more generally to design are 'Planning and Design - a Best Practice Note' by the Planning Officers Society (1999) and 'By Design' published by the commission for Architecture and the Built Environment for the DETR (2000).

The design and layout of infilling and other residential development in built-up areas is also considered in the Housing Chapter of this Local Plan. Good design is, of course, important for all new development not just residential development.

New residential development during the Plan Period is likely to have a significant influence on the appearance of the District, and development briefs will be provided for sites which are allocated for residential purposes. Development proposals must be designed in accordance with a concept which takes full account of physical features within, and in the vicinity of, the site. This will enable, for example, important landscape and building features to be retained, vistas to be formed onto prominent buildings in the locality, and a network of footpaths and cycleways to be provided to link areas of open space, including play areas, with shops, schools, bus stops and other community features within and beyond the site.

A variety of building types should be introduced, particularly on all but the smallest of sites, and cohesion should be provided by any materials and design styles which reflect the local distinctiveness of traditional building in the area. Roads and car parking areas should not dominate the area and further cohesion is to be provided by constructing walls to match the adjoining building where they are required to screen private areas from public view. Wooden fences deteriorate more quickly

and are not appropriate in these locations. Policy B2 sets out criteria which apply to new residential 'estate' development; this is a development which includes an access road.

□ **Scale and density of development**

New buildings will be expected to respect and enhance their surroundings in terms of their height, mass, scale and density of development. New development should seek to ensure that efficient use is made of land and there may be scope for well designed higher density development in town centres and areas well served by public transport. Policy H2 of the Local Plan refers specifically to density and mix of new residential development. Development should not overlook, overshadow or overpower the surrounding properties to an extent that harms their amenities. Buildings which are uncharacteristically high or bulky in relation to existing development are likely to be intrusive and to adversely affect the townscape in general and the amenities of the occupants of neighbouring properties in particular.

□ **Spaces between buildings**

These are equally important in creating or maintaining an attractive environment. It is often these spaces which are accessible, or at least visible, to the public at large, and are important to the setting of new buildings. The Council will expect such spaces to reflect the form of existing development. Their surface treatment, whether landscaped or hard surfaced, should also be of good quality. Designing both the buildings and the spaces should take into account sunlight, orientation, overshadowing, planting layout, means of enclosure and circulation routes.

□ **Materials and Design Styles**

The choice of materials will be a primary factor in the impact of new development on its surroundings. The use of inappropriate or incongruous materials can ruin an otherwise acceptable building. Materials should be carefully selected and of good quality, and should relate sympathetically to existing development in colour, texture and design. Traditional materials such as stock bricks and plain clay tile roofs and tile hanging are common features in Mid Sussex. The Council wish to see the perpetuation of its distinctive traditional building styles and materials, and while the Council will not wish to limit unduly the choice of materials and design, local distinctiveness will be achieved by using local materials and styles which are in keeping with these traditions. There is a wide range of suitable materials available at a reasonable price so the use of such materials should not be unduly restrictive. The Council will wish to prevent the use of brightly coloured materials, such as some roof tiles, where this would be intrusive or out of character with the traditional development of the area. Such considerations would apply throughout the District but particularly, for example, in town centres or a new residential development on the edge of the built-up area which would be visible from the countryside.

□ **Landscaping**

The Council will expect detailed attention to be paid to both hard and soft landscaping. The 'greening' of residential environments by planting can soften the impact of new development as well as providing an attractive setting for the buildings and their surroundings. It can also contribute to maintaining or creating wildlife habitats. Landscaping proposals should form an integral part of a planning application and be in scale with the proposed development. When formulating a landscaping scheme, consideration should be given to the requirements of the Building Regulations to provide adequate means of access for emergency vehicles. Existing trees and hedgerows should be retained as far as practicable as these help to add maturity to a scheme, maintain the existing wildlife and integrate

the development into the existing environment.

- 4.13 Developers are encouraged to liaise with the Council at the earliest possible stage in the design process in order to determine the acceptable parameters of design for their particular form of development. Where the scheme is for major new development the Council, usually in co-operation with the developers and landowners, will prepare a development brief setting out specific design principles for the particular site and proposal. The brief will seek to secure a higher standard of developments than might otherwise have been forthcoming.
- 4.14 Where a brief has not been prepared, applicants for planning permission should submit a design statement with their application (in accordance with advice in PPG1). This may most usefully be provided at pre-application stage. Design statements are appropriate for even the smallest of proposals, as cumulatively these have a significant impact on the environment. The written design statement should be illustrated as appropriate, by:
- plans and elevations
 - photographs of the site and its surroundings
 - other illustrations, such as perspectives.
- 4.15 An Architects' Panel has been set up to assess the quality of design of development proposals which would have a significant impact on the appearance of the site and its surroundings. Where it is considered to be appropriate planning applications will be put to the Panel, which meets four times a year, for their design advice.

B1 A high standard of design, construction and layout will be expected in new buildings, including alterations and extensions.

All proposals for development will be required to:

- (a) **demonstrate a sensitive approach to urban design by respecting the character of the locality in which they take place, especially to neighbouring buildings, their landscape or townscape setting and the regional and/or local building style. Regard should be given to the proposal's contribution to a sense of place. In the case of alterations and extensions, including new shopfronts, the proposals must be sympathetic to the building to which they relate. Factors to be taken into consideration include the scale, massing, siting, density, views, height and orientation of the new buildings in relation to those already existing;**
- (b) **use materials of a quality, type and colour appropriate to the site and its surroundings, which conform to the general range in the vicinity, and which enhance the distinctiveness of traditional building materials and styles;**
- (c) **show that adequate consideration has been given to the spaces between and around buildings, and that effective use has been made of any existing landscape features; and**
- (d) **provide suitable new planting of trees and shrubs appropriate to the site and its location. Where appropriate,**

existing wildlife habitats including green corridors and river courses should be protected and enhanced.

All planning applications should include a design statement, unless otherwise agreed with the Council.

B2 Where new residential estate development is proposed, there will be an additional requirement to:

- (a) establish a design concept for the layout of the estate;
- (b) introduce a variety of design types;
- (c) provide cohesion by using materials and design styles which reflect the local distinctiveness of building in the area;
- (d) link areas of open space and play areas within the site by footways and cycleways;
- (e) establish a co-ordinated network of footpaths and cycleways within and up to the fringes of the site to reduce distances to walk and cycle to shops, schools, bus stops and other community facilities;
- (f) ensure the estate layout is not visually dominated by roads and car parking areas; and
- (g) build walls to match the materials used for dwellings where it is necessary to screen private areas from public view.

Demolition and Redevelopment

4.16 Demolition of individual buildings may be undesirable in terms of resources and refurbishment will be preferred. However, demolition may also present opportunities for urban renaissance and effective use of previously developed sites. Within urban areas redevelopment of such sites should be at an appropriate density for the area which will maximise the potential of the site. All proposals for demolition and redevelopment will be considered in the light of Policy B1 and other appropriate policies in this Local Plan. Proposals for demolition of Listed Buildings or buildings in Conservation Areas will be very strongly resisted (Policies B10, B11, B12 and B13 should be referred to).

Residential Amenities

4.17 When determining an application the Council, in accordance with PPG1 (1997), carefully considers whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. (This does not include whether owners or occupiers of adjacent properties experience financial loss or loss of a view).

4.18 One of the land uses most sensitive to new development is that of residential. Owners and occupiers of residential properties can be seriously affected by changes in

overlooking, privacy, daylight, sunlight, disturbance and outlook (disturbance includes factors such as speed, volume and type of traffic, noise, artificial lighting, smell and other pollution, erosion, and flooding). The policies in the Local Plan dealing with these criteria will be applied rigorously where new development, including alterations and extensions, unduly affects residential premises.

B3 Proposals for new development, including extensions to existing buildings and changes of use, will not be permitted if significant harm to the amenities of nearby residents is likely to be created due to noise and disturbance; loss of privacy; overlooking; reduction in sunlight and daylight; and reduction in outlook.

Energy & Water Conservation

- 4.19 PPG1 (1997) requires Local Authorities to have regard to sustainable development requirements including energy conservation within development plans. All new development has implications for the consumption of energy which results in the continued use of finite resources, including fossil fuels, and the emission of carbon dioxide and other greenhouse gases. Energy conservation can be assisted by locating development so that the consumption of energy resources, particularly those which are non-renewable, is minimised. The strategy of this Local Plan is therefore for new development to be located where it will keep to a minimum the need for travel, especially by the private car.
- 4.20 Building Regulations lay down minimum standards of heat insulation for new buildings. Developers will be encouraged to take account of the various design factors which can increase the thermal and energy efficiency of a building, and should investigate whether any contribution can be made from alternative means of energy provision, for example renewable sources. The overall layout and grouping of buildings, their orientation and detailed design should take these matters into account.
- 4.21 Developers should also have regard to how much daylight and sunlight is received within and between existing and proposed buildings. This will help increase a building's energy efficiency, as effective daylighting reduces the need for electric light, while sunlight can be used as a source of energy to meet some of a building's heating requirements. People expect good natural lighting in their homes and other non-domestic buildings. Whilst these factors will need to be assessed on site, useful guidance is set out in 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (Building Research Establishment Report BR209 1991). Adequate daylight and sunlight should be achieved without the need to remove existing trees on the site.
- 4.22 Water is a vital resource used for many purposes. PPG1 requires Local Planning Authorities to have regard to sustainable development requirements including conserving natural resources such as water. The Environment Agency has published a document 'Water Resources for the Future - Strategy for Southern Region' March 2001. One of the main conclusions of the strategy is that 'opportunities for sustainable resource development are very scarce in our region. Efficient use of water is crucial to successful water resource management over the next 25 years.' The Strategy considers that Local Authorities should play a prime role by guiding all new developments to be implemented to the highest specification of water conservation and efficient use.

B4 All new development proposals should have regard to maximising opportunities for:

- (a) energy efficiency relating to location, design and layout;**
- (b) efficient use of water; and**
- (c) natural drainage, where appropriate, through the use of landscape and topographical features such as swales, strips and retention and balancing ponds.**

All new development should ensure adequate levels of daylight and sunlight, particularly to habitable rooms, are achieved.

Designing for the Disabled

- 4.23 Many people within the community suffer from some form of disability at some time in their life. This can take a variety of forms and includes those who are confined to wheelchairs or who find it difficult to move around easily, the blind, partially sighted and the deaf. In the past the design of buildings has frequently not been well adapted to the needs of such groups who may have been inhibited from using them or even denied access altogether due to obstacles such as steps, staircases, narrow doorways or corridors and the absence of lifts.
- 4.24 In recent years far more attention has been paid to the needs of the disabled. Legislation including the Chronically Sick and Disabled Persons Act 1970 and 1976, the Disabled Persons Act 1981 and the Disability Discrimination Act 1995 requires anyone erecting a building to which the general public will have access to make appropriate provision for disabled people. This provision therefore relates to civic and community buildings, shops, offices, factories, schools and entertainment and leisure facilities. The 1995 Act also requires service providers to make reasonable adjustments so that existing buildings meet the requirements of disabled users. Under the Town and Country Planning Act 1990 Local Authorities are under a statutory duty to draw those provisions to the notice of developers when granting planning permission for such development. PPG1 (1997) states that the development of land and buildings provides the opportunity to secure a more accessible environment for everyone, including wheelchair users, other people with disabilities, the elderly and people with infants in pushchairs. The needs of disabled people should also be considered when an existing building is being extended or altered. The provision of facilities such as ramps, wider doorways and corridors will also assist others who are not disabled but who may find it difficult to move around easily.
- 4.25 The Council considers it vital that no members of the community should be denied access to any buildings or facilities as a result of their disability. It will therefore require designers of all development to which the public will have access to make specific provision for the needs of disabled people wherever it is practicable and reasonable to do so. This provision will relate to extensions and changes of use of existing buildings as well as new buildings and facilities. The Council will expect designers to consider a range of features, including suitable means of access both to and within buildings, specially adapted facilities within the buildings such as toilets and purpose-designed car parking spaces located close to the entrance to the development. Where appropriate conditions will be attached to planning permission for development falling within the relevant categories to ensure that suitable provision is made. Guidance on the design of facilities for the disabled has been published by Central Government and other agencies such as the Royal Association for Disability and Rehabilitation (RADAR) and the

Disability Access Rights Advice Service (DARAS). There is also a British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810) and a publication from the English Tourist Board titled 'Tourism For All - Providing Accessible Visitor Attractions'. Developers will be expected to have had regard to such guidance when designing new buildings and layouts.

B5 All new development to which the public will have access, including extensions, changes of use and shopfront alterations, should include a suitable means of access into and between buildings for disabled people.

Open Space in Built-up Areas

- 4.26 Areas of open space are particularly important features within the towns and villages of Mid Sussex. They can take a variety of forms, including village greens, parks and commons, outdoor playing space, small incidental areas of amenity land, woodlands and roadside verges. Some may be accessible to the public while others may be restricted to private use. Some areas provide opportunities for sport and recreation. Others are more important for amenity purposes, providing visual relief to the built environment. Whatever their size, location and function, they are highly valued and make a significant contribution to the quality of life of those who live or work in the urban areas. They can also provide valuable wildlife habitats.
- 4.27 The Council attaches great importance to the retention of such areas of open space in the towns and villages of Mid Sussex. It is felt that the use of land as open space is no less important than other uses. Once built on they are normally lost forever. This loss can result in over intensive development within the built-up area which will adversely affect its character and appearance and make it a less pleasant place in which to be. The Council will therefore try to balance the competing claims of different land uses which would result in the loss of public or private open space within built-up areas and the community's long term requirements for open space. This accords with the objectives of the West Sussex Structure Plan 2001- 2016 Deposit Draft Policies DEV1 and NE10 and Government Guidance in PPG17 entitled 'Planning for Open Space, Sport and Recreation' (2002) which attaches great importance to the retention of recreational and amenity open space in urban areas, whether or not there is public access to it.
- 4.28 The retention of open space is also dealt with in the Housing Chapter, Policy H3 in relation to infill development, and in the Recreation and Tourism Chapter Policy R2 with regard to sport and recreation.

B6 Proposals for development which would result in the loss of areas of public or private open space of particular importance to the locality by virtue of their recreational, historical, conservation, wildlife or amenity value will not be permitted. Where such open space is to be lost to development, for whatever reason, appropriate alternative provision may be sought elsewhere.

Trees and Development

- 4.29 Trees, together with other vegetation, make an important contribution to the character of the built environment and to the potential for wildlife in an area. They help to soften the hard lines of buildings, introduce variety and a feeling of maturity into the townscape, act as shelter belts and help improve air quality.
- 4.30 The Council recognises the contribution that trees make to the quality of the environment and many groups and individual specimens are protected by Tree Preservation Orders. These will normally be made where trees are at risk and are of special importance to the visual amenities of the area. Where a tree is felled under the terms of a TPO because it has died, it must be replaced by a new tree unless this requirement is waived by the Local Planning Authority. The Council wishes to minimise the loss of trees and hedgerows throughout the District, and to encourage new tree planting initiatives wherever possible. Continual tree planting is important to replace those which are lost through natural causes or are removed to make way for new development. Where appropriate, new tree planting should be included in development proposals (see Policy B1).
- 4.31 Where development is permitted in the vicinity of trees, the minimum distances between excavations and tree boles will follow the advice of the current British Standard (Trees in Relation to Construction).

B7 Development resulting in the loss of trees which are of significant public amenity value will be resisted.

Surgery on protected trees will only be permitted where their overall appearance and visual amenity value would not be adversely affected. Similarly the felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled a replacement tree or group of trees will normally be required.

Pavements, Roads and Street Furniture

- 4.32 The design, materials and layout of pavements, roads and street furniture can have a significant effect on the character and appearance of an area. They can also have a large impact on an area's sense of place, crime prevention, the mobility of disabled people, traffic calming and safety, including access for emergency vehicles. The Council, in association with the Highway Authority, will seek to ensure that pavements, roads and street furniture are suitably designed to reflect the needs of the proposed development and the community as a whole. Further design guidance on pavements and roads is contained within the Transport Chapter of this Local Plan.

Public Art

- 4.33 The Council will encourage developers to make provision for works of art in public spaces within development schemes. Opportunities for artists could include clocks, stained glass windows, landscaping, lighting, street furniture and sculptures. Alternatively decorative features could be integrated into the detailing of buildings, for example, doors, floors, roofs and walls. The Arts Strategy for Mid Sussex Consultation Document (2003), refers to the Council's intention to produce a Public Art Strategy. Further information can be

obtained from the Councils Arts Development Officer.

B8 The Council will encourage the retention and/or provision of works of art in development schemes. Careful consideration will be given to the contribution made by any such works to the appearance of the open space or building involved and the surrounding area. The works of art should relate to the local environment and enhance local identity and a sense of place.

Crime Prevention and Design

- 4.34 The Crime and Disorder Act 1998 seeks to prevent or reduce crime and disorder. This requires Local Authorities and the police to work together to reduce crime and disorder. The design of new development has an important role to play in this. Good design and layout, incorporating such features as safe and open walkways, well lit and unobstructed car parking areas, open space and play areas visible from neighbouring houses, good street lighting, access controls and security hardware can all make crime more difficult to commit and increases the risk of detection for potential offenders. New housing, shopping and commercial developments which have been designed with a view to minimising the potential for crime also provide a higher quality of life and a sense of well-being for those who live, shop and work in them.
- 4.35 Crime prevention measures are more cost effective if implemented at the time of the development and it is important that such measures are considered as Circular 5/94 makes it clear that crime prevention can be a material consideration in the determination of planning applications. Specific attention is also paid to crime prevention in PPG1 (1997). Developers and architects for all schemes, especially those involved with large scale proposals, should therefore address this issue early on in the design process.
- 4.36 Planning applications for residential developments comprising of 10 or more units, commercial developments of 1,000 square metres or more and development proposals for pubs, nightclubs and restaurants will also be referred to the Crime Prevention Design Officer. These schemes will be looked at and design advice given with a view to reducing or preventing crime and the fear of crime. It is thus advisable for developers, architects, applicants or agents of such schemes to consult with the Local Crime Prevention Design Officer based at Uckfield Police Station, prior to the submission of a planning application. Any other planning application which the Council feels should receive crime prevention design advice will also be referred to the Crime Prevention Officer. Such advice is always subject to the requirements of Planning and Fire Regulations. The recommendations in BS 8220 (parts 1 to 3) should also be incorporated in development proposals in order to reduce the potential for crime. However, a balance must be struck between the need for a secure environment and the need for an attractive area with character and visual quality.

B9 The design and layout of new development proposals should minimise the potential for crime without harming visual quality.

- 4.37 The Crime Prevention Design Officer can also provide information on the Police initiative 'Secured by Design' which is supported by the Council. The objective of this scheme is to encourage developers of housing estates to adopt recommended crime prevention guidelines and obtain consent for the use of an approved official Police logo in the marketing of new houses. Developers of commercial properties can benefit from a similar scheme 'Secured by Design Commercial'. Guidance is also available for residential refurbishment schemes and car park layouts.

Listed Buildings

- 4.38 The District is rich in buildings of architectural and historic significance which contribute to the unique character and identity of Mid Sussex. Buildings of particular merit are included in the Statutory List of Buildings of Special Architectural or Historic Interest, compiled by the Secretary of State for National Heritage, with advice from English Heritage and other specialist organisations, using agreed national criteria. Listed Buildings are a national asset and their preservation is of the utmost importance. When it is felt a building is of architectural or historic interest but has been missed off the list, the Council will formally request the Department of Culture, Media and Sport (dcms) to give due consideration to the listing of the building. There are over 1000 Listed Buildings within the District. The majority are Grade II with approximately 50 Grade II* and 20 Grade I.
- 4.39 The Council considers it vital that buildings which contribute most to the character of the area should be given maximum protection. This accords with the objective of the West Sussex Structure Plan 2001 – 2016 Deposit Draft Policy CH9. It is also in compliance with the legislation which requires Authorities to "have special regard to the desirability of preserving the building, or its setting or any features of special architectural or historic interest which it possesses", when considering a planning application which affects a Listed Building or its setting. Government Guidance is provided in PPG15 entitled 'Planning and the Historic Environment' (1994).
- 4.40 Government Guidance set out in PPG15 states that there should be a general presumption in favour of preserving Listed Buildings. The Council will control alterations and extensions to Listed Buildings to ensure the preservation of these irreplaceable assets within the District. The Council will also ensure that their integrity is maintained, and demolition will only be permitted in exceptional circumstances. Owners of Listed Buildings will be encouraged to keep them in good repair, backed up by the use of statutory powers if necessary.
- 4.41 The extent to which a Listed Building can accommodate change without loss of special interest varies enormously depending on the individual circumstances. In a limited number of cases, in order to secure the retention of a Listed Building, the Council may consider relaxing normal planning and building control standards and policies contained elsewhere in this Plan to allow the design of sympathetic additions, alterations, or changes of use. The District Council, together with West Sussex County Council, provides advice to owners on building conservation. In certain instances financial assistance may be available towards structural repairs under the District Council's Historic Buildings Loans Scheme.
- 4.42 Maintaining the fabric of an historic building depends largely upon the activity carried on within it. The Council is keen to ensure Listed Buildings are kept in active use so that they do not decay. The best and most sympathetic use of a Listed Building is usually that for which it was originally designed and owners are encouraged to make every effort to retain or secure this use before proposals for different uses are put forward. It is recognised, however, that sometimes the original use is no longer economically viable or

necessarily appropriate and that if a change of use is not granted the building may become vacant. It will, however, be important to ensure that any new uses that are to be introduced are compatible with the character and form of the building and its surroundings.

B10 Listed Buildings and their settings will be protected. Other than in exceptional circumstances, the following will apply:

- (a) Alterations and extensions to Listed Buildings which would adversely affect their historic or architectural character will not be permitted. Alterations and extensions should normally be subservient to the original building so as not to dominate the building's character and appearance.
- (b) Where permission is to be granted to carry out alterations and/or extensions, the use of identical building materials and replica designs and features to that of the Listed Building so as to preserve the character and appearance of the interior and exterior of the building will be sought as far as practicable. The replacement/installation of UPVC windows will be strongly resisted.
- (c) Proposals for the conversion and change of use of a Listed Building may be considered provided such proposals would not detract from the architectural or historic character of the building and its setting.
- (d) In considering new proposals, special regard will be given to protecting the setting of a listed building and the use of appropriate designs and materials.
- (e) The reinstatement of any special features of architectural or historic interest such as original windows, doors and guttering may be required when considering an application that affects a Listed Building.
- (f) The installation of satellite antennae on a Listed Building will be resisted. When an antennae is essential, installation in an unobtrusive location and, where possible, within the curtilage rather than on the building itself will be required.
- (g) Where the historic fabric of a building may be affected by alterations or other proposals, the provision may be sought for the applicant to fund the recording or exploratory opening up of the historic fabric.

This policy applies to all Listed Buildings within the District including those within the countryside.

4.43 Under the Planning (Listed Building and Conservation Areas) Act 1990 anyone who wishes to demolish a Listed Building or alter it in such a way that affects its character, must first obtain Listed Building Consent from the Council in addition to any other consents. Owners of Listed Buildings are strongly advised to consult the Planning

Department before commencing any alteration or extension of the building. It is an offence to carry out any work that affects the character of the building without obtaining written consent from the Council.

Other Buildings of Merit

- 4.44 As well as statutorily Listed Buildings there are also many other buildings of intrinsic architectural merit which make a valuable contribution to the character of an area. They are an important physical resource and help give a place its identity. Subject to the other policies in the Plan and normal development control criteria it may be possible to refurbish and adapt buildings to new uses, rather than to demolish them and redevelop the site. This is supported as a principle by West Sussex Structure Plan 2001- 2016 Deposit Draft Policy CH9. The Council also has the powers to designate Article 4 Directions which remove certain 'permitted development' rights in order to protect buildings merit. (For further information see Planning Information Leaflet PL6).

B11 Proposals which make effective use of older buildings of intrinsic architectural or historic merit, or which make a significant and positive contribution to the street scene, will be permitted in preference to their demolition and redevelopment.

Conservation Areas

- 4.45 In addition to the protection of individual buildings of merit, planning legislation provides for the designation and protection of areas of the built environment which are particularly important. The District Council has the power to designate Conservation Areas which are defined as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". The West Sussex Structure Plan 2001-2016 Deposit Draft Policy CH8 supports and highlights the need for the preservation and enhancement of such areas. Government policies for the identification and protection of Conservation Areas and other elements of the historic environment are contained within PPG15 (1994).
- 4.46 There are currently 36 Conservation Areas in the District. These were designated between 1969 and 2003 and include areas ranging from the historic town centre of East Grinstead through to parts of the smaller villages and settlements. The boundaries of these Conservation Areas are shown on the Proposals Map. The Council will be undertaking an assessment of all Conservation Areas within the District, this will include the formulation and publication of proposals for the preservation and enhancement of the Conservation Areas within the District. The Council will also give consideration to the designation of new conservation areas where appropriate.

General Design Policy in Conservation Areas

- 4.47 In the exercise of its powers the Council will pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. In a limited number of cases the Council will consider the relaxation of normal development control or building control standards and policies contained elsewhere in this document where they conflict with the key aim of conservation. In order to assess development proposals in Conservation Areas the Council will require as much detailed information as possible. Consequently, applications for planning permission in Conservation Areas should

normally be for full permission with full supporting details. Where outline proposals are submitted they must be supported by sufficient information, including a layout plan and elevations, to enable the Council to assess their impact on the Conservation Area.

- 4.48 The Planning Department has produced a leaflet, CD1 'A Guide to Preserving or Enhancing Conservation Areas' which provides further details of planning controls in Conservation Areas. The design of new development is particularly important in Conservation Areas because of the need to respect the style of existing buildings and the character of the area as a whole. The use of appropriate traditional materials will help new buildings to blend in with the environment of Conservation Areas. These include local stock bricks, flint, sandstone, plain clay roof tiles, slate, stone roofing slabs and tile hanging. Care is needed to select materials appropriate to the particular location where the development is proposed, for example, flint is generally only found within buildings on, or adjacent to, the foothills of the Downs. Design details are also particularly important. For example, inappropriate replacement doors and windows, by virtue of their style in relation to the age of the building and area, should be avoided wherever possible.
- 4.49 The Council will encourage a high standard of design and the use of appropriate materials when considering alterations to shopfronts in Conservation Areas. The design and materials used should enhance the street scene and should respect the character of the particular building. Detailed guidance is set out in the Council's Planning Information Leaflet CD2 'Shopfront Design'.

B12 The protection of the special character and appearance of each Conservation Area will receive high priority. When determining planning applications for development within or abutting the designated Conservation Areas, special attention will be given to the desirability of preserving or enhancing the character or appearance of the area and to safeguard the setting of any Listed Building.

Circumstances may arise where the importance of an open space, including private gardens, is such that development upon it will be resisted in the overall interest of the Conservation Area.

New buildings and extensions, both in broad form and detailing and in the relationships with other buildings and spaces between the buildings, should be sensitively designed to reflect the characteristics of the area in terms of scale, density, colour and materials.

Where permission is to be granted to carry out alterations and/or extensions, appropriate traditional materials should be used. The replacement/installation of UPVC windows will be strongly resisted.

Existing trees and hedgerows should be retained. If felling or removal is unavoidable, replanting with approved species will be required.

In Conservation Areas consent for a new shopfront or an alteration to an existing shopfront will only be granted where the design is sympathetic to the character of the building and the street scene

in which it is located. Particular attention will be paid to the use of appropriate materials, the size of the windows and fascias in relation to the scale of the building. The retention of stallrisers, transoms, mullions and pilasters will be encouraged. Dutch blinds will not normally be permitted. The impact on the street scene of any shopfront security measures, particularly when a proposal affects a Conservation Area and/or listed building should be minimised.

When development in a Conservation Area is permitted, the retention or reinstatement of original features including walls and banks, and the removal of any unsympathetic features may be required.

Demolition in Conservation Areas

- 4.50 Consent is normally required for the demolition of any building within a Conservation Area. Proposals will normally be resisted by the Council unless there is special justification for demolition, and in this case appropriate conditions will be applied. In particular, the Council must be satisfied that any proposed replacement building will be a worthy addition to the street scene.

B13 The demolition of existing buildings in Conservation Areas will be firmly resisted. Where in exceptional circumstances demolition is permitted the replacement building/s should preserve or enhance the character or appearance of the area. It will also be conditional upon detailed planning permission being granted for the redevelopment and where appropriate a contract for the redevelopment being let.

Pavements and Roads in Conservation Areas

- 4.51 The treatment of pavements, roads and other surfaces has an important influence on the character of a Conservation Area. Traditional materials such as brick pavements and setts should be used/reintroduced where there is historical evidence for them. Good quality substitutes may also be appropriate. Further advice is contained in paragraph 4.32 and in the Transport Chapter of the Local Plan.

B14 New pavements, roads and other surfaces in Conservation Areas will normally be permitted where the development reflects the traditional scale and configuration of streets and public spaces; and only where hard surfaces are treated using traditional surface materials or good quality substitutes.

- 4.52 The environment of a Conservation Area can be significantly undermined by the reinstatement of surfaces in inappropriate materials following minor works by statutory undertakers. It is stressed in PPG15 (1994) (paragraph 5.14) that the Council has an important role in ensuring that statutory undertakers and others carrying out essential works undertake the reinstatement of pavements and roads in a way which does not

damage the character or appearance of the Conservation Area. As soon as practicable after works are completed the previously existing materials should be reinstated or the closest possible matching materials used if reinstatement is not possible.

- 4.53 Road signs and street furniture can also have a significant impact on the appearance of a Conservation Area. The Council will seek to ensure, by liaison with the County Council as Highway Authority, that road improvements and the introduction of signs and other street furniture in Conservation Areas are designed and located so as not to undermine, and where possible to enhance, the character of the area.

The Setting of Conservation Areas

- 4.54 Particular attention will also be given to the impact of development located outside but adjacent to a Conservation Area. Such development, if constructed unsympathetically, could have a seriously detrimental impact on the character and appearance of a Conservation Area by affecting its setting and thus views into and out of the area.

B15 Development affecting the setting of a Conservation Area should be sympathetic to, and should not adversely affect its character and appearance. In particular, attention will be paid to the protection or enhancement of views into and out of a Conservation Area, including, where appropriate, the retention of open spaces and trees.

Article 4 Directions

- 4.55 The Council has made Article 4 (2) Directions covering Cuckfield and Lindfield Conservation Areas. This gives the Council greater control over alterations to dwelling houses. For works covered by the Direction, normal 'permitted development' rights do not apply and planning permission will be required. Article 4 (2) may be designated in other parts of the District if they are required to protect the character of an area. Further information is contained within Planning Information Leaflet PL6 'Article 4 Directions'.

Areas of Townscape Character

- 4.56 The character of the District's towns and villages is derived from a mix of building layouts, styles and periods, which together combine to form a particular townscape. This varies from area to area. Local residents value this character, which gives their area an individual identity with which they can associate.
- 4.57 The most important buildings are, for the most part, already protected by Listed Building legislation. In addition, the best areas are given a substantial degree of statutory protection by reason of their status as Conservation Areas. Policies relating to these are dealt with above. There are, however, parts of the built-up areas which have a particular townscape form which contribute to the character and identity of the particular settlement. With the pressures for new residential development and the increasing emphasis on maximising the potential of urban areas it is important to ensure that the character and identity of built-up areas is preserved.
- 4.58 The District Council has therefore designated certain areas as Areas of Townscape Character. Although not the same status as Conservation Areas, and accordingly not

protected to the same extent by current legislation, the Council will pay particular attention to any proposals for development or redevelopment, having regard to the special character of the townscape in such areas. It will seek to ensure that those features of particular importance to the character of the area are protected where possible in any new development proposals. This policy will operate in close conjunction with Policy B1 relating to design and Policy H3 relating to infill housing development in built-up areas. Prospective developers will need to show that their proposals for development in the Areas of Townscape Character have paid particularly close attention to the requirements of these associated policies.

B16 When determining applications for development in an Area of Townscape Character, particular regard will be had to the impact on the character and appearance of the area. Development in an Area of Townscape Character should retain features important to the character of the area. In particular, proposals should:

- (a) retain trees, frontage hedgerows and walls which contribute to the character and appearance of the area;
- (b) retain areas of open space, (including private gardens) which are open to public view and contribute to the character and appearance of the area; and
- (c) avoid the demolition of existing buildings which contribute to the character and appearance of the area.

4.59 A number of Areas of Townscape Character have been designated in the District and further reference to them is made in the Settlement Chapters of the Local Plan. The individual areas will be the subject of Supplementary Planning Guidance which will include identification of specific features and characteristics to which particular regard should be paid when determining proposals with applications for planning permission.

Historic Parks and Gardens

4.60 The effect of a proposed development on a registered park or garden or its setting is a material consideration in the determination of a planning application. Whilst no statutory controls follow from the inclusion of a site in the English Heritage Register of Parks and Gardens of Special Historic Interest, the Council will seek to protect such sites from the effects of development proposals in order to safeguard their historic interest. Registered Parks and Gardens are identified on the Proposals Map. The following lists the Parks and Gardens of Special Historic Interests in Mid Sussex:

Borde Hill, Brockhurst, Gravelly Manor, Heaselands, The High Beeches, Nymans, Slaugham Place, Stonehurst and Wakehurst Place.

4.61 In addition to the nine registered parks and gardens, there are a large number of historic parkscapes which are unregistered. These have been identified from the first and second edition Ordnance Survey maps and are recorded on the West Sussex County Council's Sites and Monuments records. Others have been identified from historical research by the Sussex Gardens Trust and compiled into a list of local important parks and gardens. The need to protect such landscapes is also recognised.

B17 The important features, including trees, of a registered park, or park or garden of special local historic interest will be protected. Development that would adversely affect the character, appearance or setting of a registered park, or park or garden of special local historic interest will not be permitted. Particular attention will also be paid to the protection or enhancement of views into and out of a registered park, or park or garden of special local historic interest.

Archaeological Sites

- 4.62 PPG16 'Archaeology and Planning' (1990) emphasises the importance of archaeological remains and notes that they are a finite and irreplaceable resource which are particularly vulnerable to the effects of new development. It advocates that the need for development should be reconciled with archaeological interests. Policies should provide for the protection, enhancement and preservation of sites of archaeological interest and of their settings.
- 4.63 The West Sussex Structure Plan 2001- 2016 Deposit Draft Policy CH11 indicates that development which will adversely affect sites of known or potential archaeological interest will only be permitted in compelling circumstances, for example where there is no practicable alternative. The Council supports this view and seeks to safeguard sites of archaeological importance. There are over 500 sites of archaeological interest within the District of which 25 are Scheduled Ancient Monuments. The latter are identified on the Proposals Map. Any proposals which may affect these sites or their settings will be subject to particularly close scrutiny. There will be a preference for preservation in situ over preservation by record. It is only in cases where preservation in situ is not achievable, that archaeological excavation, recording and publication should be required and funded by the developer prior to the commencement of work. Permission will not normally be granted unless reasonable opportunities for recording are provided. The following policy will apply throughout the District:

B18 Sites of archaeological interest and their settings will be protected and enhanced where possible. In particular, the fabric and setting of Scheduled Ancient Monuments and other nationally important archaeological sites should be preserved intact.

Development proposals or changes of use or management which would have a detrimental impact on sites of archaeological importance and their settings will not normally be permitted. An exception may be made only where the benefits of the proposal (which cannot reasonably be located elsewhere) are so great as to outweigh the possible effects on the archaeological importance of the site.

Where it appears that a proposed development may affect the archaeological or historic interest of a known or potential site of archaeological importance, the applicant will be required to carry out an archaeological assessment and field evaluation. A statement of the findings will be required to accompany the planning application.

There will be preference for preservation in-situ in preference to excavation recording and publication of findings.

Where approved development will affect a site of archaeological interest, the developer will be required either by agreement or by conditions of planning permission to have undertaken a full investigation and recording by excavation and the publication of findings.

Advertisements and Signs

- 4.64 Growing commercial pressures have led to both an increase in the number and size of signs and advertisements in urban and rural areas. A proliferation of signs and advertisements, particularly if unsympathetic in size, colour, design and location can be very injurious to the appearance of an area. Control over their display is exercised under the Town and Country Planning (Control of Advertisements) Regulations 1992. An explanatory guide to these regulations has been produced by the DETR titled 'Outdoor Advertisements and Signs - A Guide for Advertisers', copies of which are available from the Council's Planning Department.
- 4.65 Whilst many signs need the 'express consent' of the Council others are either exempt or benefit from 'deemed consent' provided that certain conditions are met. The Council can seek to remove an existing advertisement, displayed with 'deemed consent', if the sign is felt to cause a substantial injury to the amenity of the locality or a danger to members of the public. In such instances a 'Discontinuance Notice' will be served which requires the advertisement's removal.
- 4.66 PPG19 'Outdoor Advertisement Control' (1992) advises that a building's appearance can be spoilt by a poorly designed or insensitively placed sign or advertisement. A choice of advertisement materials, colour, proportion or illumination which is alien to the building's design or fabric can also spoil the appearance of a good building.
- 4.67 The Council will seek to ensure that advertisements and signs within its control are kept to a minimum, carefully designed and sympathetic in terms of size, colour, materials, lettering, illumination and location so that the appearance and character of an area is not harmed. For example, individual lettering will be preferred over large expanses of plastic. The appropriateness of each sign will therefore depend on the characteristics of the locality within which the sign is to be displayed.

B19 Advertisements which are detrimental to the visual amenity of an area, or would adversely affect public safety, will not be permitted. Where such signs are erected under deemed consent, discontinuance action will be considered. A sign or advertisement will only be permitted that is sympathetic to the building or land on which it is to be displayed. The criteria which will be considered, when determining a sign's suitability, will include size, design, colour, materials, lettering, illumination, means of fixture and location. Particularly careful consideration will be given to any sign or advertisement proposed above first floor window level. Advertisement consent will not be given for signs that duplicate

information unnecessarily to the detriment of visual amenity.

- 4.68 Special attention will be given to signs and advertisements in Conservation Areas and on Listed Buildings. Often, a non-standard design may be required to prevent the sensitive environment of such areas and individual buildings being harmed. Detailed guidance on shopfronts in Conservation Areas is available in Planning Information Leaflet CD2 'Shopfront Design'. This guidance is also relevant to proposals outside a Conservation Area. Internally illuminated box fascias and pencil line neon tube signs are felt to be particularly out of keeping with the character and harmful to the appearance of the Conservation Areas and Listed Buildings within Mid Sussex.

B20 Within Conservation Areas and on Listed Buildings consent for any illuminated sign will be granted only where it is of a discreet nature and does not cause detriment to the character and appearance of the Conservation Area and/or Listed Building. Traditional hand painted signs will be encouraged where the style, colour of lettering and colour of the background conforms with the character of the locality and building involved.

Area of Special Control of Advertisements

- 4.69 Most of the rural area of Mid Sussex, together with Muster Green, Haywards Heath, was designated as an Area of Special Control of Advertisements in 1983. The boundaries were reviewed in 1992 when it was resolved that all land falling outside the built-up areas of the towns and villages should be included. The Modification Order to the Area of Special Control of Advertisements was made in 1993. Designation as an Area of Special Control places additional restrictions on the amount of advertising which can be undertaken without the need for express consent. These are in addition to certain limits on advertising which apply within Areas of Outstanding Natural Beauty.
- 4.70 The Council has designated the countryside as an Area of Special Control in order to help safeguard the appearance and amenity of the high quality rural landscape in the District. Through the additional controls afforded by such designation it will seek to minimise the impact of advertisements in the countryside and Muster Green and will aim to ensure a high standard of siting and design where they are considered appropriate or necessary. All proposals to display advertisements will be closely examined to ensure that they harmonise with their surroundings. In particular the Council will seek to prevent the proliferation of signs in the countryside and will, where practicable, encourage the display of joint advertisements, for example where a number of businesses are located together on one site. Large poster hoardings and petrol boards are not acceptable in the countryside and are prohibited in the Area of Special Control. Proposals to display illuminated signs will be examined particularly closely and will only be permitted where their siting and design is appropriate to the rural area.

B21 Advertisements in the countryside and in particular in AONBs will need to be very sensitively designed and sited so that they harmonise with the landscape and avoid proliferation. Illuminated signs outside built-up areas will not be permitted except in special

circumstances where a business is open to the public outside daylight hours.

Shopfront Security

- 4.71 The Council appreciates there is an increasing need for shopfront security measures and that a balance must be struck between making shops secure and ensuring that the attractiveness of the shopping area is not harmed. Further design guidance and information is contained within Planning Information Leaflet CD2 'Shopfront Design'.

B22 The impact on the street scene of any shopfront security measures should be minimised, particularly when a proposal affects a Conservation Area and/or Listed Building.

Solid external shutters will not be permitted due to their deadening effect on the street scene.

Where an external shutter is required, those that only cover the glazed area should be used. In exceptional circumstances, where recessed entrances are agreed to be a security risk, permission may be given for a shutter which extends across the entire shopfront and lobby.

Pollution

- 4.72 Pollution as a general topic is considered in the Community Services Chapter.

Noise Pollution

- 4.73 Noise is one of the most important factors influencing the quality of people's lives and the nature of the environment. The overall level of noise, or the lack of it, will have a major impact on the character and atmosphere of a particular area. For example, one of the major attractions of the countryside is the peace and quiet it offers in relation to the towns and villages where most people live and work. The higher noise levels normally found in urban areas can, if they become too great, detract from the quality of life and individual developments which generate high noise levels can be a serious source of annoyance and disruption to local residents. High ambient noise levels can arise from a number of sources including road traffic, railways and aircraft; industrial and commercial premises; disturbance associated with some outdoor sports, and the late night opening of facilities such as entertainment centres, public houses and restaurants. Aircraft noise is a particular issue in the north western corner of the District due to the close proximity to Gatwick Airport. This issue is the subject of policy NE17 of the West Sussex Structure Plan Deposit Draft 2001 – 2016.
- 4.74 PPG24 'Planning and Noise' (1994) advocates the inclusion of policies in Local Plans that seek to ensure that noise sensitive developments are located away from existing sources of significant noise. In addition, potentially noisy developments should be located in areas where noise will not disturb surrounding uses or where its impact can be minimised.
- 4.75 Some forms of land use are particularly sensitive to the effects of noise pollution. These

include housing, schools and hospitals. Places of work such as offices may also be sensitive to noise particularly during normal office hours. It is therefore essential that new development takes place in such a way that these noise sensitive uses are protected from the worst effects of noise.

- 4.76 The Council will seek to minimise the effects of noise wherever possible. It will aim to ensure that any new development which may give rise to noise is suitably located, designed and controlled so that such effects are eliminated or at least reduced to acceptable levels. The Council will, where appropriate, impose conditions or seek to reach agreement with developers to control matters such as maximum noise levels emanating from the development, the nature and location of activities on site, hours of working, opening hours, and adequate sound insulation. In appropriate cases it will also seek the provision of sound attenuation measures such as earth embankments, landscaping or screen walling and fencing. In the event that such measures cannot reduce the effects of noise and disturbance on neighbouring properties to an acceptable level, the Council will resist the development.

B23 Proposals for new developments, including roads, should be designed, located and controlled to minimise the impact of noise on neighbouring properties and the surrounding environment in order to protect the environment and residential amenity.

Applicants may be required to submit a noise impact study or to assess the effect of an existing noise source upon the development proposed.

Developments likely to generate significant levels of noise will only be permitted where it is satisfied that appropriate noise attenuation measures will be incorporated which would reduce the impact on adjoining land-uses, existing or proposed to acceptable levels. Particular attention will be given to the impact of noise generating developments within a Conservation Area, on a Listed Building and outside the built-up area.

Noise-sensitive development will not be permitted in close proximity to existing land uses (or programmed development) generating high levels of noise unless adequate sound insulation measures are incorporated within the development.

Light Pollution

- 4.77 Lighting within and around buildings and roads is important for crime prevention and for general safety. Street lighting is needed and usually expected by residents and other road users. The number of outdoor lights and their power has however increased considerably over recent years. This has increased the artificial lighting of the night sky ("skyglow") and can be regarded as a form of visual pollution. Any light that fails to illuminate the intended target serves little or no purpose, is a waste of resources and often has a detrimental impact on the amenities of neighbouring premises.
- 4.78 Whilst the lighting of roads is the responsibility of the Highway Authority, West Sussex County Council (or the DfT in respect of trunk roads), the District Council as Planning Authority has control over other lighting matters, for example, floodlighting of buildings and land. The Council will therefore seek to minimise the impact on neighbouring

properties and any unnecessary light spillage, especially where it is felt to create a hazard for highway users, when considering planning applications for new lighting proposals. Light fittings that have been designed to minimise the amount of light spilling onto neighbouring premises or shining up into the sky will be sought wherever possible. When appropriate, planning conditions will be imposed restricting the intensity and hours of illumination.

B24 All new lighting proposals that require planning permission should be kept to the minimum necessary both in terms of intensity and in terms of the number of fittings proposed. Fittings should be attached to floodlights so as to restrict the emission of light to the areas for which floodlighting is required. Floodlighting which creates significant illumination beyond these areas, will not be allowed, particularly where it is likely to be detrimental to residential amenity or highway safety. There should not normally be any emission of light above the horizontal.

Particular attention will be given to the impact of lighting proposals within a Conservation Area, on a Listed Building or outside the built-up area, especially within an Area of Outstanding Natural Beauty.

Satellite Television Dishes and Antennae

- 4.79 Telecommunications technology is continuing to evolve in order to meet a growing demand for improved communications systems at home, in the workplace and in public services. These facilities include satellite broadcasting. PPG8 'Telecommunications' (1992) and Circular 4/99 provides Government Guidance in relation to telecommunications. The growth of new and existing telecommunication systems should not be unnecessarily controlled but care needs to be taken over the installation of telecommunications facilities in order to protect the environment of urban and rural areas. A general permission exists under planning legislation for satellite dishes in certain circumstances. These regulations are explained in the leaflet 'A householders planning guide for the installations of satellite television dishes' (DETR 1998).
- 4.80 Whilst the Council recognises that satellite television dishes are part of the changing demands for telecommunication apparatus, this demand must be considered against the need to preserve the appearance of buildings and their surrounding environment. Small domestic satellite antenna should be sited, so far as practicable, in such a way that minimises the impact of the dish on the external appearance of the building to which it is to be attached. When no longer needed it should be removed. Where the Council considers that a satellite antenna is poorly sited it may require the dish to be re-sited to minimise its visual impact. It is therefore prudent for anyone wishing to install a dish to discuss the siting of such apparatus with the Council prior to its installation.
- 4.81 Where the Council has control over the siting of satellite dishes it will thus seek to minimise the intrusive effects of satellite dishes and will encourage the sharing of facilities where practicable, for example, the use of shared dishes in blocks of flats or other multi-occupation buildings. In addition it will seek the use of appropriate materials, design and colours, in order to minimise visual impact particularly within a Conservation Area, on a Listed Building or within an Area of Outstanding Natural Beauty.
- 4.82 Whilst there are less controls over cable, electrical and optical wire telecommunication

equipment, the Council will encourage operators and their contractors to locate equipment in such a way as to reduce their impact on the street scene as far as possible including the impact on the locality of maintenance. Non-domestic installations are discussed in the Community Services and Resources Chapter.

B25 Satellite television dishes proposals that require planning permission for their installation and siting must be located to ensure their impact is minimised.

Proposals will only be permitted where they have an acceptable visual impact on the building to which they will be attached and the surrounding environment. The cumulative impact of a series of proposals and the potential for setting a precedent will also be taken into account. In determining applications careful control will be exercised over the siting, design, materials and colour of the antennae proposed.

