

# Arun Local Plan 2011-2031

Adopted July 2018







# Consultation and Accessibility Information

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## **Arun Local Plan 2011 to 2031**

- .1** The Arun Local Plan covers the period 2011-2031 for the area of Arun District (excluding the area covered by the South Downs National Park Authority) and was adopted on the 18th of July 2018.



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- 1.1** Thank you for viewing Arun's Local Plan. The Plan sets out the vision for Arun to 2031 and beyond<sup>(1)</sup>. It is the culmination of extensive study and participation and I am very grateful to all those individuals and organisations that have helped in its preparation.
- 1.2** Arun has determined that economic growth for job creation is its number one priority. It wants to enable residents of working age to be able to work within Arun. This is called increasing 'job density' and it is the central theme of this Plan. The Local Plan will help to achieve this by diversifying the range of employment sites available to investors; protecting existing viable employment land from other forms of development; encouraging employment growth in manufacturing, cultural, office, leisure, retail, horticulture and marine based activities and; freeing up commercial enterprise through the use of Local Development Orders.
- 1.3** We want new development to help us tackle infrastructure difficulties in order to free up lost business hours and enable people to plan their journeys with more certainty. The Local Plan protects our much valued landscape including the coastal plains, the setting of Arundel, Bognor Regis and Littlehampton and the land between existing settlements. It also sets out the criteria we require to be met in order to gain approval for new and extended communities.
- 1.4** We are also pioneering Neighbourhood Development Plans - our positive approach has resulted in a number of parish councils writing their own Plans. In the true spirit of the intention of localism, non-strategic housing allocations will be promoted by these Plans, thereby putting local people in control.



**Picture 1.1**

**Cllr John Charles- Cabinet Member for Planning and Infrastructure**

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<sup>1</sup> The Arun Local Plan and the policies within it only apply to the local planning authority area of the District. The area of Arun that falls within the South Downs National Park is the responsibility of the South Downs Planning Authority.



- 2.1** This Local Plan sets out the vision for the future of Arun and guides development to achieve that vision. Arun's Local Plan, covers the Arun Local Planning Authority Area (LPA) - This area includes all of Arun District apart from those parts within the South Downs National Park (SDNP). The SDNP Authority are preparing a Local Plan for the entire park. The ALP will be part of the Development Plan for the area, together with the adopted Waste Local Plan and the Minerals Local Plan, both a West Sussex County Council responsibility, together with Neighbourhood Plans, prepared by local communities. The Development Plan will also include a Non-Strategic Sites Development Plan Document (DPD), a Gypsy and Traveller and Travelling Showpeople Sites Allocation DPD and may include a Employment Allocations DPD depending on monitoring. Other local documents, including Supplementary Planning Documents (SPD) and design guidance, will also supplement the Local Plan. The Plan sets out the strategic vision, objectives, policies and proposals for development in the LPA to 2031 and beyond. The Local Plan sets out what is intended to happen in the area over the life of the plan, where and when this will occur and how it will be delivered.
- 2.2** The purpose of the Local Plan is to encourage sustainable development and manage future growth whilst ensuring that change across the District is appropriate to meet local need. It will support the strategic provision of homes, employment and shops and will look to ensure that these are carefully co-ordinated with the services and facilities that communities rely on and which are essential to wellbeing and quality of life. Crucially, the Local Plan will also protect those aspects of the District which are important by virtue of heritage, culture or are otherwise valued by local people. Such valued assets include the unspoilt coastline, diverse landscapes, cultural and historical heritage and essential community facilities. Further detail will be added through the Neighbourhood Development Plans. Neighbourhood Development Plans should be read in conjunction with the Local Plan.
- 2.3** The Local Plan's strategic vision is underpinned by 'objectives' which set out aspirations for how Arun can change over the Plan period. It contains a suite of policies which aim to achieve the vision and objectives. It promotes and guides private and public sector investment and neighbourhood planning. The Local Plan's 'strategic policies' (where policy references are prefixed with the initials 'SP') set out the overall strategy for the Arun Local Planning Authority with regard to:
- The amount of new employment, retail and housing development that will take place in the District up to 2031
  - A strategic framework to help determine planning applications
  - The framework for neighbourhood development, and
  - A statutory guide to help local communities deliver local change

## 2 Overview

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**2.4** Further detail for managing development is set out in the 'development management' policies (where policy references are prefixed by the initials 'DM'). It is important to read the Plan as a 'whole'. That is, when assessing development proposals to ensure that this is done with reference to all the policies that may be relevant. In detail, the Local Plan's content includes the following:

- **A Spatial Portrait:** describes the key characteristics of the area and identifies the challenges and opportunities that the Plan seeks to address;
- **Vision and Objectives:** based on the priorities identified through consultation and supporting evidence, the vision describes what sort of place that Arun District should be by 2013, excluding the area of the District in the South Downs National Park. To help deliver this vision a set of strategic objectives are identified;
- **Spatial Strategy:** outlines the broad approach to be followed towards managing change in the Plan area, deliver the vision and objectives;
- **Strategic and Development Management Policies** that promote sustainable development in the Plan area, set out as follows:
  - Sustainable Place;
    - Sustainable Development,
    - Strategic Approach,
    - Settlement Structure and Green Infrastructure,
  - Prosperous Place:
    - Employment and Enterprise,
    - Retail,
    - Tourism,
    - Soils, Horticulture and equine developments;
  - Living Place:
    - Housing Delivery,
    - Design,
    - Health, Recreation and Leisure,

- Connected Place:
  - Transport, Parking and Access,
- Protected Place:
  - Building Conservation & Archaeological Heritage;
  - Natural Environment
  - Water;
  - Natural resources & Minerals Safeguarding;
  - Waste Management;
  - Quality of the Environment;
- Deliverable Place: infrastructure provision and implementation.
- A monitoring framework to indicated how the Plan will be monitoring and kept under review; Glossary/Appendices: to explain technical terms and acronyms, further background where necessary such as the “housing trajectory”
- Policies Maps: that identify where the Plan Policies polices will apply, notably specific sites allocated for development with areas to be protected and enhanced.

### Wider Policy Context

- 2.5** This Plan has been prepared to comply with current legislation and accord with national policy. Where relevant, the Plan takes account of other plans and strategies. The National Planning Policy Framework ( NPPF) ( March 2012) sets out the Government’s planning policies for England and how these are expected to be applied. It provides a framework within which Local Planning Authorities can produce their own distinctive local plans, which reflect the needs and priorities of their communities and help to deliver national priorities. The NPPF identifies that the purpose of the planning system is to contribute to the achievement of sustainable development. It sets out three dimensions to sustainable development: economic, social and environmental, which has guided the preparation of this Plan. Nationally there is a presumption in favour of sustainable development and local planning authorities area expected to plan positively for the needs of their area. The National Planning Policy Guidance (NPPG) ( March 2014) supports the NPPF on specific development policy and management issues.



## 2 Overview

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- 2.6** The Local Plan should make clear what is intended to happen in the area over the life of the plan, where and when this will occur and how it will be delivered. The Local Plan should aim to meet the objectively assessed development and infrastructure needs of the area, including unmet needs of neighbouring areas where this is consistent with policies in the National Planning Policy Framework as a whole. Local Plans should recognise the contribution that Neighbourhood Plans can make in planning to meet development and infrastructure needs. The Council has facilitated the delivery of 14 Neighbourhood Plans in the Local Plan area. This has helped to identify specific housing sites to meet local needs, promote economic activity protect and enhance the environment in each locality. Neighbourhood Plans are required to be in conformity with an up to date adopted Local Plan. Therefore, it will be necessary for adopted Neighbourhood Plans in the LPA to be reviewed once the ALP is adopted.
- 2.7** Section 110 of the Localism Act (2011), inserted as section 33A in the Planning and Compulsory Purchase Act (2004), places a legal duty upon Local Planning Authorities and other bodies to co-operate on matters that could have strategic or cross boundary implications. The specific bodies that need to co-operate are defined in part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Duty is triggered most typically where an impact of sustainable development may or will have an impact on strategic infrastructure or would have an impact on at least two planning areas. It is also there as a measure for bodies to establish if the unmet needs of authorities can be met by other authorities and this can include matters such as homes and employment land. The Local Planning Authority has engaged with neighbouring Councils and organisations to address key strategic matters in West Sussex and the wider sub –region.
- 2.8** The Coastal West Sussex and Greater Brighton Strategic Planning Board is led by planning / infrastructure Portfolio Holders or Leaders of Adur, Arun, Brighton & Hove, Chichester, Lewes, West Sussex and Worthing Councils and the South Downs National Park Authority.
- 2.9** The authorities have agreed Terms of Reference and also a Memorandum of Understanding which covers plan making and development management. Critically it commits each Local Planning Authority to jointly:
- Prepare, maintain and update a Local Strategic Statement which provides a broad strategic direction for Coastal West Sussex and establishes areas for inter-authority cooperation on strategic issues
  - Develop and implement a programme for jointly addressing strategic planning and development issues, and
  - Maintain liaison with the Local Enterprise Partnership(s) on the work they are undertaking.

- 2.10** The Strategic Objectives and Spatial Priorities set out in the Local Strategic Statement *Delivering Sustainable Growth 2013-31* will be implemented through a number of different routes and by different organisations working together, often with the local planning authorities in a lead coordinating role. A Delivery and Investment Framework which complements the statement is under preparation and both the statement and delivery framework will be kept under review by the Strategic Planning Board.
- 2.11** The Strategic Planning Board is also an interface with the Coast to Capital Local Enterprise Partnership, the Coastal West Sussex Partnership and the Rural West Sussex Partnership. Together these partnerships aid dialogue on economic growth, regeneration, housing, transport, investment and infrastructure matters. The Coastal West Sussex and Greater Brighton Strategic Planning Board authorities have commissioned joint evidence on a number of topics to fulfil the requirements of the National Planning Policy Framework (see below), Travellers Policy and the Duty to Co-operate. These include a Gypsy and Traveller Accommodation Assessment and Site Appraisal; Strategic Housing Market Assessment; Economic and Infrastructure Study and Duty to Co-operate Housing Study. This evidence and the evidence of individual authorities has underpinned the Coastal West Sussex and Greater Brighton Local Strategic Statement which demonstrates that co-operation has been constructive, active and has the correct framework to be on-going in relation to planning for sustainable development.
- 2.12** In addition the West Sussex Joint Planning Board has an overview and critical friend role for planning across West Sussex and its relationship with adjacent counties. This ALP specifically plans for the period 2011-31 but it also needs to plan beyond this plan period. There are large items of infrastructure that are needed across a strategic area or district wide. Planning for these strategic and corporate projects will take place during the course of the plan but may be delivered beyond 2031. The fact that the proposed development in the Local Plan does not entirely trigger the need for something does not mean that it cannot be planned for and secured within the current planning time period.
- 2.13** The preparation of the Local Plan has required that a number of programmes, studies and appraisals be completed. This includes community engagement, preparation of evidence, a Sustainability Appraisal, Habitats Regulations Assessment and Equality Impact Assessments.
- 2.14** An essential requirement in preparing the Local Plan has been to engage local communities. The LPA's approach to involving local communities and stakeholders in formulating the Local Plan is set out within the Statement of Community Involvement (SCI) ( [web reference here](#)). The Report of Consultation sets out the key stages and outputs as the Local Plan has been prepared. ( [web reference](#)).

## 2 Overview

### Evidence Base

- 2.15** The Local Plan is supported by an evidence base on the characteristics of the area including constraints, opportunities, market demand and supply forecasts where relevant. The Policies within the Local Plan reflect this new evidence. The evidence relied upon, including representations made at previous stages in the Local Plan preparation have been taken into account.

### Sustainability Appraisal

- 2.16** Sustainability Appraisal (SA) is a legal requirement designed to appraise the social, economic and environmental impacts of the Local Plan and suggest potential mitigation measures for policies and proposals in the Plan. It is an iterative process and goes hand in hand with policy development.
- 2.17** Arun District Council has completed significant elements of the SA as part of previous consultations, the submission version of the Local Plan and Main Modifications. These provide good foundations which can be built upon as the evidence base is updated and the draft Plan is progressed. <sup>(2)</sup> has been produced. (March 2009). In June 2016 a new Scoping Statement<sup>(3)</sup> was produced and consulted upon and a new Sustainability Appraisal was undertaken on the Submission Local Plan and its proposed Main Modifications. This sets out the SA framework including SA objectives and decision aiding questions that have been used for the further assessments carried out.

### Habitats Regulations Assessment (HRA)

- 2.18** The Conservation of Habitats and Species Regulations 2010 requires an assessment of potential impacts arising from the implementation of a Plan or Programme on Natura 2000 sites. Natura 2000 sites are sites of international significance for their nature value and include Special Protection Areas and Special Areas of Conservation. Sites identified in the Ramsar Convention should also be treated with the same status. The purpose of the HRA process is to consider the impacts of a land use plan against the conservation objectives of the sites and to ascertain if there may be any detrimental impact on the integrity of those sites. Where significant negative effects are identified, alternative options should be examined to avoid any potentially damaging effects.
- 2.19** Arun District Council originally commissioned an HRA to be carried out on the Core Strategy in 2010. In 2012 the Council commissioned an update to this work to take account of changes that had occurred in the development of the Local Plan, to ensure that the impact of development being proposed by the Draft Local Plan would not result in any detrimental impacts on the Natura 2000 network. Outcomes and recommendations arising from this have been incorporated, where appropriate, into the policies of this Local Plan. A Habitats Regulations Assessment (HRA) has been

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2 A Sustainability Appraisal Scoping Report

3 Sustainability Appraisal Scoping Statement for the Arun Local Plan

undertaken to ensure that the proposals in the Local Plan do not have a negative impact on any existing sites, or where they do, that mitigation measures are identified. The recommendations arising from the HRA have been incorporated, where appropriate, into the development of the Local Plan.

### **Equalities Impact Assessment**

- 2.20** Testing the Local Plan to ensure that it meets the needs of all members of the community is also a key requirement. Undertaking Equality Impact Assessments allows the Council to identify any potential discrimination caused by its policies or the way in which it works and take steps to avoid these impacts. The Equalities Impact Assessment for the Local Plan has been prepared and has been used to i n f o r m t h e A L P (<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n10233.pdf&ver=10154>).



### The place

- 3.1** Arun District is located on the South Coast, one of seven Districts within West Sussex. The District is bordered by Chichester District to the west, Horsham District to the north, and Worthing Borough and Adur District to the east. The northern half of Arun District falls within the South Downs National Park (SDNP). The SDNP Authority is the planning authority for areas of the District which fall within the SDNP. The southern half of the District falls within the Arun Local Planning Authority area and this is the Local Plan for that area. Arun District has strong transport, economic and housing market links with neighbouring Coastal West Sussex and Greater Brighton Authorities and this is reflected in patterns of movement for work, shopping, entertainment and education.
- 3.2** The Arun Local Planning Authority (LPA) covers an area of 12,090 hectares (46 square miles) and has an estimated population of approximately 147,000. The northern part of the LPA is predominantly rural; the southern part falls within the West Sussex coastal plain. The River Arun divides the District approximately in half.
- 3.3** Over 77% of Arun's population (nearly 113,000) live in the coastal urban areas centred in the two main towns of Bognor Regis and Littlehampton. These towns are separated from each other by an area of open countryside and undeveloped coast, the 'Littlehampton and Middleton-on-Sea' gap, which is important in landscape terms. North of the coast, Arundel and a number of expanded villages are surrounded by open countryside. Most of the coastal plain is high quality agricultural land and intensively farmed, with areas of large scale horticultural development and glasshouses.
- 3.4** Bognor Regis and Littlehampton have merged with their neighbouring settlements to form larger built-up areas but the Parish identities remain as do distinct village identities. In the west of the District, the Bognor Regis urban area, including Pagham, Aldwick, Bersted, Felpham and Middleton-on-Sea have a combined population of over 64,700. East of the River Arun, Littlehampton, Rustington, East Preston and Kingston form another built-up area with a population in excess of 48,200. Although physically separate the village of Ferring forms part of this network of coastal settlements.
- 3.5** The coastal towns are the main service, employment, retail and social centres. Bognor Regis has been a centre for seaside enjoyment since the 1700s and Littlehampton is recorded in the Domesday book. Both centres have a concentration of commercial premises that are important to the economy of the District. Bognor Regis is the District's largest retail centre and also contains Butlins Holiday Centre and a campus of the University of Chichester. Littlehampton is a smaller centre, located at the mouth of the River Arun and has a harbour with small-scale fishing operations and an expanding marine based leisure economy.



## 3 Spatial Portrait

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- 3.6** The town of Arundel, dominated by its cathedral and castle, lies inland from the coast, at the foot of the South Downs. Arundel is recorded in the Domesday book. Its historical development has resulted in a rich built environment set against the impressive backdrop of the River Arun, the Arun Valley and Arundel Park. Arundel is an important visitor destination and many of the facilities, services and employment opportunities reflect this attribute. Arundel has historical and environmental designations and its future growth has to meet the challenge of its special historic and landscape character.
- 3.7** In the west of the District are the 'six villages' of Aldingbourne, Barnham, Eastergate, Westergate, Walberton and Yapton. Barnham, Eastergate and Westergate are located close together and share many facilities. Considered together these three villages provide a range of shops and local services. Aldingbourne is a small settlement to the west of Westergate with limited services and facilities. Barnham additionally benefits from a mainline railway station. Walberton and Yapton are physically separate from each other and are in the northern part of the Local Plan area. They have a smaller range of facilities and services than the three villages.
- 3.8** Angmering has experienced considerable new residential development in recent years. The Village has benefited from improvements to the A280 and has a mainline railway station.
- 3.9** Within the District are some smaller villages and hamlets with very limited services and facilities such as Poling, Climping, Ford and Fontwell. Ford also contains a number of industrial estates, open prison and waste treatment facilities.
- 3.10** The landscape character of the LPA varies between the low coastline, open countryside and the backdrop provided by the scarp slope of the South Downs National Park. The LPA is generally low lying with open views across a flat open agricultural landscape. The density of urban settlement and the number of expanded villages means that the open countryside between settlements are valued parts of the local landscape. Arun District has a wealth of environmentally important assets. Within the Arun Local Planning Authority area there are four Sites of Special Scientific Interest (SSSIs): Bognor Reef, Clymping Beach, Felpham and Pagham Harbour. There are five Sites of Nature Conservation Importance (SNCIs): Ferring Rife and Meadows, Littlehampton Golf Course and Atherington Beach, Elmer Rocks, Middleton Shingle, Fontwell Park Racecourse and three local nature reserves at Bersted Brooks, Pagham Harbour and West Beach. Pagham Harbour has also been designated as a Special Protection Area (SPA) under the EC Wild Birds Directive and is a Ramsar site.
- 3.11** The River Arun is one of the fastest flowing rivers in the country. In addition to this river, the District has a network of large streams and smaller watercourses of strategic drainage importance, as classified by the Environment Agency, because they are critical to the surface water drainage of the area. Arun District is affected to varying

degrees by the threat of flooding, principally from fluvial (rivers), tidal (sea) and groundwater<sup>(4)</sup>. A large proportion of developable land in Arun also suffers from potential ground water flooding.

- 3.12** The main water quality issues in Arun are organic pollution and eutrophication. Water quality problems are frequently most acute in the upper reaches of river catchments where there is less capacity for dilution and self purification. This is particularly evident during drought periods when treated sewage discharged can contribute to a significant proportion of river flow. Water resources in the South East region are under pressure and the region has been classified as one of serious water stress by the Government. Portsmouth Water supplies the area to the west of the River Arun, and Southern Water supplies the east of the District.
- 3.13** Two major aquifers, the Chalk and the Lower Greens, underlie much of the area and are the area's most important water resources accounting for more than 50% of licensed abstraction. The aquifers are the source of numerous springs and streams that help to support surface water flows and water dependent habitats.
- 3.14** The need to protect rivers and aquifers from pollution has led to significant areas within the District being designated Source Protection Zones. Water resources are finely balanced between meeting the demands of existing abstractions and the need to protect river flows to meet environmental and other in-stream requirements. There is therefore a general presumption against consumptive abstraction from the chalk aquifer and from rivers during the summer.
- 3.15** Arun is rich in historical assets. Within the Arun Local Planning Authority area designated assets comprise 723 statutorily listed buildings, 29 Conservation Areas and seven Scheduled Monuments.
- 3.16** Arun also has a large number of undesignated features of historic and cultural interest and value including features of heritage, archaeological and landscape interest. Of note are 14 locally designated Areas of Special Character and 1,242 locally important buildings (Building or Structures of Character). Arundel in particular is renowned for its historic and cultural character.
- 3.17** Transport links are dominated by east-west routes along the Sussex Coast, linking Arun with Worthing and Brighton to the east and Chichester and Portsmouth to the west. The main road links are the A27 trunk road and the A259, both of which suffer from severe congestion during peak times. Traffic travelling between the A27 and A259 via the A284 and A29 to access Littlehampton, Bognor Regis and the coastal area is often delayed due to a number of the level crossings which also create congestion and poor air quality. The A27, at Arundel is often congested and requires a solution to improve journey reliability and vehicle emission reduction. The rail line known as 'West Coastway' connects the main towns along the South coast, although both Bognor Regis and Littlehampton are served by branch lines. The Arun Valley

## 3 Spatial Portrait

line provides a direct rail link to London, Central Sussex and Gatwick Airport. Rail services to and from the District, particularly between both Littlehampton and Bognor Regis, and London, are perceived as slow and there is a limited supply of modern rail stock<sup>(5)</sup>.

### The people<sup>(6)</sup>

- 3.18** Arun has one of the UK's highest populations of elderly people, with 27% of residents aged 65 and over, compared to 17% nationally. Particularly high proportions of elderly people are found along the coast, in the Pagham Aldwick area west of Bognor Regis, and from Rustington to Ferring, where in some wards over 50% of residents are aged 65 and over. By contrast, parts of Bognor Regis and Littlehampton have a significantly younger population, with above average proportions of families and young people. Both national and local forecasts indicate that the largest growth in the future will be in people aged 85 and over. This brings its own challenges regarding health and housing issues. Since 2004, the population has become more diverse, with people from other European Union countries now making up approximately 5% of the population.
- 3.19** Arun falls within the wider Coastal West Sussex housing market area which stretches from Lewes in the east to beyond Chichester in the west as well as having a localised HMA centred on the district. Average house prices in Arun's coastal towns are generally relatively low compared to neighbouring areas, but prices are significantly higher in Arundel and some inland villages. The Index of Multiple Deprivation (IMD) indicates that parts of rural Arun fall within the 10% most deprived areas in England in terms of barriers to housing and services.
- 3.20** Arun has a high proportion of detached housing (35%) which is substantially above the national average (23%). Suburban low density detached housing is a particular feature of much of the coastal built-up areas, and some of the larger villages. The District's proportion of flats and maisonettes is also slightly above average, with below average proportions of semi-detached and terraced housing. Flats and terraced housing make up a high proportion of housing in central Bognor Regis and Littlehampton, and also Arundel.
- 3.21** Approximately 80% of housing in Arun is owner occupied, which is much higher than both the national and West Sussex average. Around 9% is social rented, with a similar proportion privately rented. High concentrations of social rented housing occur in parts of Bognor Regis and Littlehampton, particularly Pevensy and Ham Wards where it accounts for around 25% of all housing. Private renting is concentrated in the town centres, where it rises to over 35% of total housing in Marine Ward, Bognor Regis.

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5 West Sussex Transport Plan 2011-2026

6 Data sources for the statistics are the 2011 Census (Release 2.1) and Index of Multiple Deprivation 2007.

- 3.22** Across the District, there are wide differences in standards of living, with some of the most affluent, but also the most deprived people in the UK living here. More than 17% (4,000) of Arun's children live in low income households – this number is rising rather than falling. Around 13% of people aged 60 or over live in low income households and this number is also rising.
- 3.23** Overall, Arun ranks as the second most deprived local authority within West Sussex, but is among the least 50% deprived nationally. Across the District, there are large variations, with many of the rural villages, and parts of the coastal urban areas ranking among the least deprived areas in England. However, most of Bognor Regis and Littlehampton suffer from above average levels of deprivation, including concentrated pockets which rank within the worst 10% of areas. Parts of Ham Ward, Littlehampton, fall in the worst 10% in England in terms of income deprivation, with very high numbers of residents receiving income support and other types of state benefits. Other parts of Littlehampton, Bognor Regis and Bersted fall within the worst 20%. A similar picture exists in terms of overall living environment, where parts of Ham and River Wards in Littlehampton, Marine and Hotham Wards in Bognor Regis fall within the worst 10% of areas in England.
- 3.24** Average life expectancy in Arun is close to the average for West Sussex, and above average for England. However, this disguises wide variations across the District, where average life expectancy by Ward, ranges from 83 years to just 70 years, which is the second lowest figure in England. Arun has high levels of benefit claimants who are sick and disabled, especially in deprived Wards where concentrations are the highest in West Sussex. Part of River Ward, Littlehampton, fall within the worst 10% of areas in England in terms of health indicators, whilst other parts of Littlehampton and Bognor Regis fall within the worst 20%. In some of these areas, over 1 in 4 residents suffer from long term limiting illness.
- 3.25** Educational achievement in the District is relatively low, with the percentage of those with a degree or higher (21%) falling below the national average (25%). Ham Ward, Littlehampton and parts of Pevensay and Bersted Wards in Bognor Regis fall within the 10% most deprived areas in England in terms of education, skills and training.
- 3.26** In general, Arun is a relatively safe place with a low incidence of crime, although fear of crime remains a significant issue which is highlighted in the Sustainable Community Strategy. Crime rates are relatively high in parts of Bognor Regis and Littlehampton, with parts of River Ward, Littlehampton ranked within the worst 10% areas in England, and a number of other areas within Littlehampton and Bognor Regis falling within the worst 20%.
- 3.27** In economic terms, Arun is relatively prosperous when compared to the national average, but performs below average for the South East region. The largest employment sectors within the District are<sup>(7)</sup> distribution, hotels and restaurants which provide around 30% of jobs, followed by public administration, education and health

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7 Development of an Economic Strategy for Arun, Economic Baseline, July 2009 prepared by SQW Consulting

## 3 Spatial Portrait

at around 27%. Around 12% of jobs are in manufacturing which is above the South East average. Also significant is the commercial horticulture industry, which is a major employer in the Barnham and Angmering areas. Arun is dominated by small and medium enterprises (SMEs) with less than 11 employees, which account for 86% of the District's business establishments.

- 3.28** Lack of employment ('worklessness') is a particular problem in parts of Bognor Regis and Littlehampton. Part of River Ward, Littlehampton falls within the worst 10% areas in England in terms of employment deprivation, and other parts of Littlehampton and Bognor Regis fall within the worst 20%. In 2013, 86% (74,000) of Arun's working age population was economically active, compared to 77% nationally. 74% were employees, 9% self-employed, and 3% unemployed compared to 61%, 10%, and 6% nationally. With a working age population of 87,000 and 54,000 jobs in the district, Arun has a jobs density ratio of just 0.62, compared to 0.81 regionally and 0.78 nationally. This is the 7<sup>th</sup> lowest ratio amongst South-East England's 67 local authorities.
- 3.29** Arun experiences high levels of out-commuting partly because employment opportunities are limited within the District. About one third of residents in employment commute elsewhere to work. Together with those people who commute into the District to work more than 30,000 commuters cross into or out of the district every workday. Chichester acts as an important employment centre for the west of the District and is also a significant draw for shopping and entertainment. Worthing fulfils a similar role for the east of the District. Further afield, the larger centres of Brighton and Portsmouth exert an influence and there is also some commuting northwards towards Horsham, Crawley, Gatwick and London. The outflow of many Arun residents has some detrimental effects on the local economy, reducing the amount of money spent in local shops and facilities. It is a factor in reducing the competitiveness of Arun's coastal towns as retail and service centres.

### Challenges and Opportunities

- 3.30** Issues, problems and challenges that the Local Plan needs to address have been derived from an analysis of Strengths, Weaknesses, Opportunities and Threats set out in the consultation documents Local Plan: "*Options for Growth*" (February 2009), and from the priorities for action listed in Arun Sustainable Community Strategy "*Our Kind of Place*" (October 2008). Some matters requiring joint work and or decision making are being dealt with through the Local Strategic Statement for Greater Brighton and Coastal West Sussex Strategic Planning Board, which includes representation from Arun District Council.

### Addressing climate change

- 3.31** As a coastal District, Arun is likely to experience some of the most severe impacts in the United Kingdom due to climate change. The Arun Strategic Flood Risk Assessment shows that large parts of Arun are already susceptible to flood risk from



the sea, rivers, watercourses, groundwater, and other sources, and this will increase with climate change. Care must be taken to ensure that development is not inappropriately located in terms of flood risk, and does not exacerbate flood problems.

- 3.32** The potential impacts of climate change need to be taken into account in planning for all new development, both in terms of location and design. This will include locating major development away from areas of high flood risk, unless the development will help to remove the flood risk to benefit existing residents, businesses and for economic growth. Energy and water efficiency will have to be taken on board along with water storage measures, sustainable drainage systems, and the provision of renewable energy generation in major development schemes.

### Planning for balanced and integrated communities

- 3.33** Over the next 20 years, Arun will have to accommodate its own local housing and employment needs. There may also be needs that arise from the "Duty to Cooperate" with neighbouring authorities who cannot meet their own needs. This new development will generate greater demands on Arun's infrastructure, services and facilities, and will impact on the environment and natural resources. It is important that new housing developments are well designed to provide attractive living environments, which are safe, environmentally friendly and encourage healthy lifestyles with good access to employment, shops, schools, health centres, green space, and other community facilities. If well located and planned, housing development can provide wider community benefits, both by supporting existing services and facilities, and by helping to fund new or expanded facilities or improving access to them.
- 3.34** Both national and local forecasts predict a further rise in the proportion of older people over the next 20 years. There is a need to plan for the consequences of an ageing population, for example by providing for supported and extra care housing, and ensuring better access to health care and community facilities. At the same time, there is the opportunity to plan for more balanced and integrated communities. To do this, there is a need to provide the right mix of housing and facilities to cater for people at different stages in their life cycle, and with different incomes and needs. This will require providing more affordable housing, more family housing, facilities for children and young people, and a wider range of employment opportunities. We must also ensure that the housing and other needs of all groups in the community are met appropriately.
- 3.35** Arun, like much of the economy along the Sussex Coast and in comparison with the averages in the South East Region, has higher levels of multiple deprivation, lower levels of Gross Value Added, lower earnings, higher levels of unemployment, lower rates of business formation, a relatively less well qualified workforce and an ageing population. Arun suffers from a relatively limited economic base. There is an over-dependence on low paid sectors, such as agriculture, tourism and service industries. These sectors result in a high proportion of seasonal and part-time work. The District has high levels of economic inactivity and below average earnings and



## 3 Spatial Portrait

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skill levels. These problems have wider implications, leading to high levels of out-commuting and difficulty retaining young educated residents (source -to be added).

- 3.36** The adopted Arun Economic Strategy identifies that these issues will need to be addressed by the provision of well located employment sites; good quality modern premises; premises suitable for business start-up companies; premises suitable for small businesses; better business support, together with skills and training support geared to local business needs; and targeting key growth sectors. With regard to the rural economy, Arun Economic Strategy identifies Horticulture as one of four key sectors which are particularly strong in the local economy, offering good opportunities for economic development and job creation. This Plan seeks to support and encourage further development in this sector.

### Revitalising town centres

- 3.37** Arun's main town centres of Bognor Regis and Littlehampton have a lower range of shopping, entertainment, employment and other facilities, than neighbouring centres outside the District, resulting in large numbers of Arun residents travelling to larger centres outside the District for employment, shopping and entertainment, particularly to Chichester and Worthing. However, both town centres offer major opportunities that could be unlocked through the regeneration programmes that are now underway or programmed. This includes bringing forward key development sites and promoting a mix of activities - shopping, entertainment, employment, education and housing – which will bring new vitality to the town centres. Measures are also needed to improve the physical environment and to address issues such as traffic congestion and parking. Revitalising the town centres and making them more attractive destinations for both Arun residents and visitors will provide major benefits for the local economy and can provide a catalyst for wider regeneration across the coastal towns. Both Bognor Regis and Littlehampton have "Economic Growth Areas" as a focus for employment, retail, leisure, housing and community services growth.

### Improving education, skills and training

- 3.38** Poor educational attainment, lack of skills and training is one of Arun's weaknesses. Educational attainment is generally below the national average, and some parts of Bognor Regis and Littlehampton fall within the worst 10% of areas nationally. The Local Education Authority (West Sussex County Council) has strategies for improving educational attainment. Arun Council works in partnership with West Sussex County Council and the University of Chichester in Bognor Regis to identify opportunities to use education as a catalyst for regeneration and economic growth, particularly in the coastal towns.

### Providing better opportunities for deprived areas

- 3.39** Parts of Bognor Regis and Littlehampton contain significant areas of deprivation, characterised by problems such as low average incomes, above average worklessness, poor education and skill levels, high crime rates, and significant numbers of residents suffering poor health resulting in significant health inequalities. A coordinated and focused programme of initiatives is needed to address these problems. Local Neighbourhood Improvement Areas (LNIAs) have previously been established covering 5 Wards in Bognor Regis and 3 Wards in Littlehampton. The Council and its partners are focused on delivering a range of targeted projects to reduce inequalities and by improving the quality of life and increase opportunities in these areas. More recently six Think Family Neighbourhoods (TFNs) have been identified as areas to focus actions and activities to support the Think Family Programme which works to turn around the lives of families with multiple and complex problems. 3 of the TFNs are in LNIAs in Bognor Regis and 2 in LNIAs in Littlehampton and 1 in Rustington. From a planning perspective, there are opportunities to link new development and town centre regeneration to initiatives which widen local employment opportunities, improve residents' access to local services and facilities, such as employment, training and healthcare, contribute to reducing inequalities and improving the wellbeing of residents.

### Improving accessibility and facilities in rural areas

- 3.40** Whilst the majority of Arun's residents live in the coastal urban areas, over 20% of the District's population live in the inland villages and rural areas. These parts of the District have specific issues around access to services. Many of the villages lack basic facilities, such as shops, post offices, schools, and health centres, and are served by limited and infrequent public transport. In addition, they provide a limited range of employment and housing, with little or no affordable housing. Parts of Arundel, Walberton and Yapton Wards fall within the worst 10% of areas nationally in terms of barriers to housing and services.
- 3.41** Opportunities for development in the rural areas are restricted by environmental constraints and a desire to retain the character of Arun's small settlements and countryside. However, there is potential for targeted improvements, such as provision of more rural affordable housing and initiatives to support and diversify rural industries. Focusing new development on the larger and better connected villages can help to support facilities serving a wider local area. Support also needs to be given to schemes to improve accessibility and deliver services in the more remote rural areas.

## 3 Spatial Portrait

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### Reducing the need to travel and promoting sustainable transport

- 3.42** Many of Arun's roads are already congested and the pressure on the local road network is likely to increase with further population growth and new development. Improvements to the local road network are required to support new development and economic regeneration in Arun District, to increase journey reliability and reduce air pollution for the travelling public as a whole.
- 3.43** Planning policies can do much to minimise additional car traffic, both by reducing people's need to travel and by promoting alternatives to car use such as public transport, walking and cycling. This needs to be a key consideration in planning both the location and design of new housing, employment, services, and community facilities.

### Providing a high quality and sustainable visitor economy

- 3.44** Arun is an established visitor destination and its visitor economy is a major asset to the District. However, much of Arun's visitor market is seasonal and the amount of money spent by visitors to the District is relatively low. Arun needs to respond to changing visitor demands and look to increase visitor spending. There is a recognised need to diversify Arun's tourism product by providing more and better quality facilities, targeting specific niche markets, providing better marketing, and increasing the proportion of staying visitors.

### Preserving and enhancing Arun's character and environment

- 3.45** Arun will need to accommodate substantial new development over the next 15-20 years. New development must be planned to minimise impacts on the countryside and environment and, where possible, make best use of available brownfield land and buildings. At the same time it is important to preserve the individual character and identity of Arun's towns and villages.

## 4 Vision & Objectives

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## 4 Vision & Objectives

### Vision for the District

4.1 The vision applies to the areas of the Arun district which fall outside the South Downs National Park Authority Planning Authority Area.<sup>(8)</sup>

4.2 The vision is;

***By 2031 Arun will be a safer, more inclusive, vibrant and attractive place to live, work and visit. Arun's residents will be healthier and better educated, with reduced inequalities between the most and least affluent.***

### Vision for the places – 'place shaping'

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

4.4 New homes and jobs will have been provided through well designed and sustainable development, delivered in conjunction with new or improved infrastructure, services and community facilities, whilst the potential impacts of climate change will have been fully taken into account.

4.5 New development will have been successfully integrated within the District, creating attractive places to live, whilst protecting and enhancing the character of Arun's environment. By providing market and affordable homes, a wider range of local jobs, improved transport and community facilities, new development will have helped to improve the quality of life for Arun's residents and assisted economic and social regeneration, particularly in the coastal towns.

4.6 The range and quality of education opportunities in the District will have increased, including planned expansion of the University of Chichester Campus at Bognor Regis. Opportunities for knowledge-based economic regeneration will have been developed, through graduate programmes, work placements, and other opportunities.

4.7 Arun will play host to a successful and vibrant business economy, providing a wider range of better quality jobs, supported by a better trained and more skilled local workforce. The District will support a better quality, year round visitor economy and Arun will be viewed as a first class visitor destination.

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8 The confirmed boundary for the South Downs National Park Planning Authority Area can be found on the Natural England website  
<http://www.naturalengland.org.uk/ourwork/conservation/designations/new/southdowns/centralsection.aspx>

- 4.8** The provision of better job opportunities and more affordable homes will have helped to create a more balanced and diverse local population, encouraging more young people to stay or move here, whilst still providing for the needs of older people. The housing needs of all sections of the community will have been catered for, through the provision of a better mix of sizes, types and tenure, including more family housing, homes ‘designed for life’, supported and ‘extra-care’ housing.
- 4.9** Those who live and work here will have better access to shops, jobs, services, health, education, community and leisure facilities, thereby reducing the need to travel and reliance on the private car.
- 4.10** The special qualities of the District’s natural, built and historic environment which make up Arun’s towns, villages, coast and countryside will have been protected and enhanced, whilst at the same time seeking to address the social and economic issues faced by people living in rural areas.

### The coastal towns

#### Bognor Regis

- 4.11** “The vision for Bognor Regis is to will provide a new role for the town in the 21<sup>st</sup> Century. This new role will build upon its assets and create a series of new attractions for residents and visitors alike. At the heart of the vision will be a viable town centre with a richness of urban form and a quality of architecture that will reposition Bognor Regis as a first class coastal destination.” (Bognor Regis Masterplan)
- 4.12** This will include:
- A revitalised, diversified town centre fulfilling its potential as a sub-regional centre for shopping and entertainment;
  - Expanded role as a major education centre, including expanded University facilities;
  - A revitalised seafront with enhanced visitor and leisure facilities;
  - Major transport improvements, improving accessibility and connectivity;
  - New housing and employment development, including well integrated new communities which bring tangible benefits for the town as a whole;
  - Improved community and business infrastructure and facilities, including education and health; and
  - Enhanced opportunities and access to services, particularly in the most deprived parts of the town.

#### Littlehampton

- 4.13** “Building on its distinctive character, Littlehampton will be a successful, competitive and connected town. The town will be an attractive, vibrant and safe place to live, work and visit with an excellent range of facilities for all ages and groups.” (Littlehampton Vision)

## 4 Vision & Objectives

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### 4.14 This will include:

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

### Inland Arun

#### Arundel

- 4.15** Arundel will enhance and strengthen its unique special character as a small historic market town. Its many attractions, including improved facilities and wider access to the river from the town centre, enhanced arts and cultural facilities and its location as a natural gateway to the South Downs National Park, will mean that it will continue to act as a significant visitor destination. Arundel will also focus on providing greater opportunities to serve local needs for shopping, employment, housing and leisure facilities in order to underpin its attraction as a tourism venue with a strong vibrant community.

#### The Villages

- 4.16** Barnham, Eastergate, Westergate and Angmering will develop their roles as well-connected large villages serving inland Arun; providing an enhanced range of shops, employment, housing, community facilities and local services, supported by improved transport links.
- 4.17** Yapton will continue to provide a range of local services and facilities serving its immediate surrounding area.
- 4.18** The District's smaller settlements and rural areas will retain their character with limited new development to meet their needs.

**Strategic Objectives of the Arun Local Plan to be Achieved by 2031 are;**

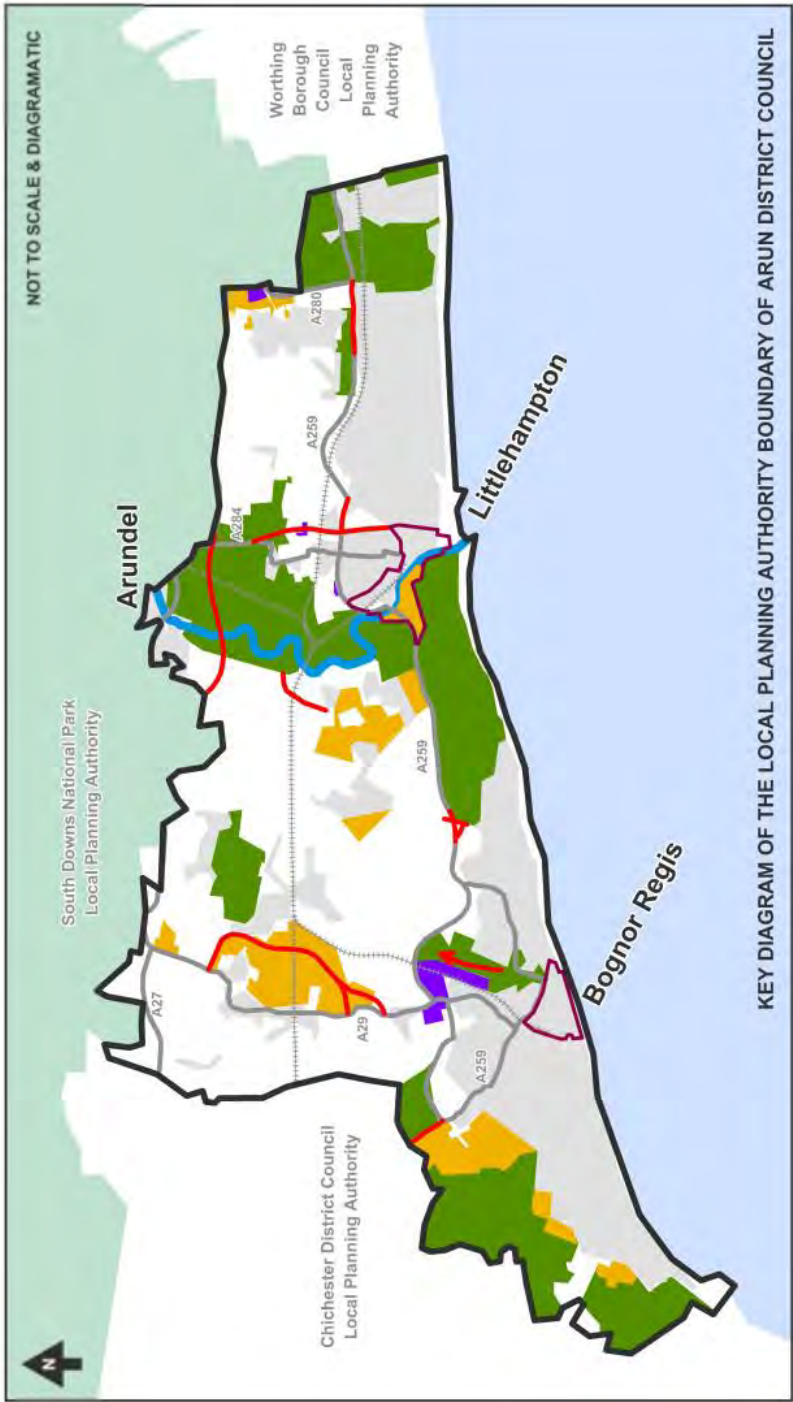
<b>To strengthen Arun’s economic base and provide local job opportunities by increasing, diversifying and improving the quality of employment within the District through the provision of appropriate employment sites, better infrastructure including road access, quality affordable accommodation and the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

**Table 4.1 Strategic Objectives**



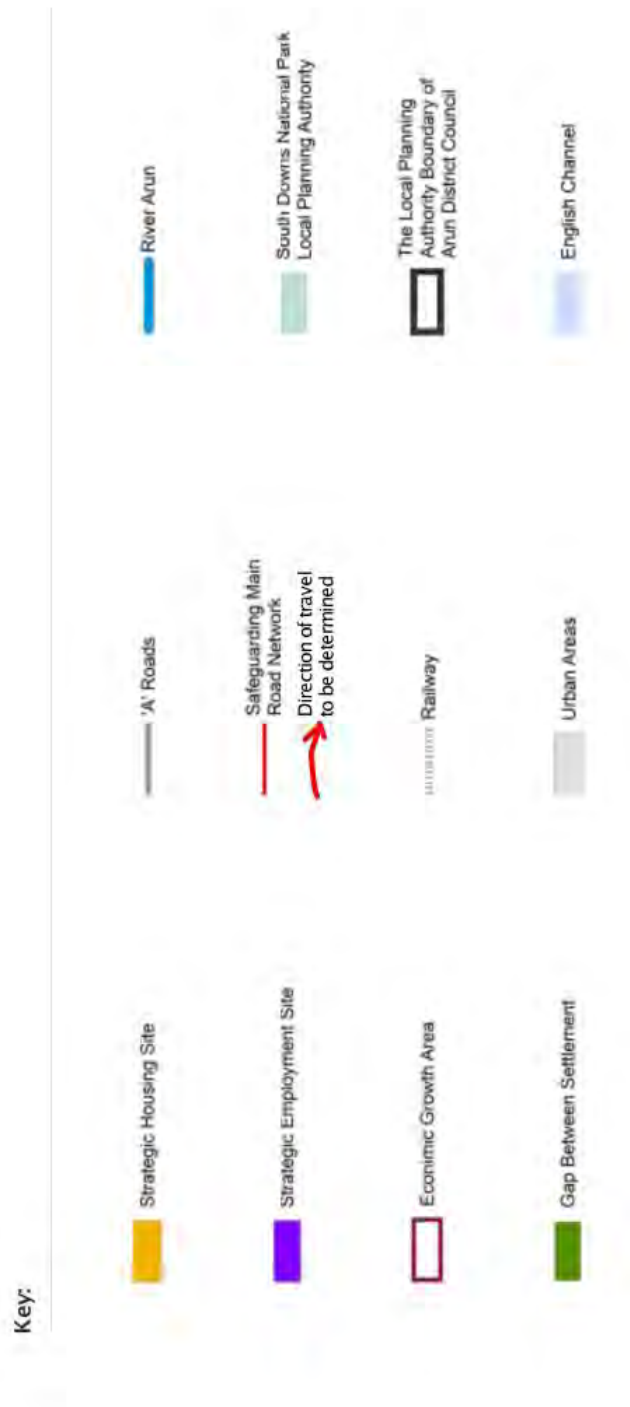


**5.1** The Key Diagram is a spatial representation of the Local Plan Vision. It provides a broad indication of how the District will develop over the lifetime of the Plan.



Picture 5.1

# 5 The Key Diagram



Picture 5.2



## 6 Sustainable Development

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### 6.1 Sustainable Development

- 6.1.1** Sustainable development has evolved since the first definition was provided back in the Brundtland Report in 1987. Since then the Government has tried to address and embed this through their national strategies and policies.
- 6.1.2** Within the National Planning Policy Framework, paragraph 7 clearly mentions the definition and the five guiding principles within their Sustainable Development Strategy as follows:
- Living within the planet's environmental limits
  - Ensuring a strong, healthy and just society
  - Achieving a sustainable economy
  - Promoting good governance, and
  - Using sound science responsibly
- 6.1.3** Arun has a number of environmental assets that have been recognised for their importance, such as the coast, a number of designated sites and the amount of natural and water features. These both form a vital attraction and draw business and visitors to the area, making a substantial contribution to the economy and the overall wellbeing of its residents. To ensure that development is sustainable this will need to be preserved and protected beyond the Plan period.
- 6.1.4** A proportion of the economy of Arun is currently focused within the agricultural, horticultural and tourism sectors. It is acknowledged within the economic strategy<sup>(9)</sup> that a key characteristic of the market is the proportion of SMEs<sup>(10)</sup>. The sustainable growth of Arun's economic base will be reliant on ensuring protection for these sectors, ensuring its diversification into health care, knowledge based manufacturing and the creative industries, and maintaining and supporting the growth of SMEs.
- 6.1.5** A key aspect important to both business and residents alike, is the ease of movement throughout the District. Improving connections, both through the road network and pedestrian and cycle networks, will be vital to the sustainable development of the future. This will also be key to widening access to services, and the sustainable location of high quality housing vital to driving the sustainability of the area as a whole.
- 6.1.6** Future development must make a positive contribution towards ensuring that there is high quality, affordable housing with excellent social infrastructure; a diverse and thriving economic base that improves the vibrancy of the town centres; efficient and sustainable movement within and beyond Arun; and that it both enhances its

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9 Open for Business: An Economic Strategy for Arun 2009-2026

10 These are Small and Medium Sized Businesses

## 6 Sustainable Development

environmental integrity and maximises natural resource efficiency. A Sustainability Appraisal accompanies this plan covering the social, economic and environmental impacts of the plan's policies.

- 6.1.7** To ensure that growth within Arun does not have a detrimental impact on the natural environment, strain any natural resources, and to ensure that it will have a positive impact on the achievement of the social, economic and environmental elements for maintaining its sustainable future, all development will be required to comply with the following policy.

### Policy SD SP1

#### **Sustainable development**

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).

This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken.

## 6.2 Strategic Approach

### **Arun's Local Plan Strategic Approach:**

#### **"Deliver all Local Plan Strategic Objectives."**

- 6.2.1** The strategic policy sets out the broad approach to the location of new development, infrastructure, retail and facilities in the District to 2031. It has developed from the Vision and Objectives identified in this Local Plan
- 6.2.2** The Strategy is not just about developing housing, but about shaping places. To build sustainable communities, it is necessary to consider the wide range of infrastructure, facilities and services needed to meet the needs of Arun's residents and to regenerate and diversify the economy. New local jobs need to be created to meet the needs of the Districts growing population, along with education and health facilities, shops, leisure and entertainment facilities. At the same time, to build successful mixed communities it is necessary to ensure a range of housing which meets local needs, including affordable housing is provided.

## 6 Sustainable Development

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- 6.2.3** This will involve development which supports the main coastal towns of Bognor Regis and Littlehampton role as the main service, employment, retail and social centres; recognising Arundel for its very special qualities; and growth of the sustainable inland villages.
- 6.2.4** The countryside area will be recognised and maintained reflecting its character and role as the coastal plain, with green wedges separating urban areas, whilst high quality agricultural land and environmental assets will be protected.
- 6.2.5** In addition, the effective use of previously developed land will be encouraged, provided that it is not of high environmental value, whilst development will be supported which protects, conserves and enhances built heritage.
- 6.2.6** New growth will be supported by improvements to the District's transport network and other key infrastructure.
- 6.2.7** West Sussex County Council is responsible for preparing statutory land use plans for minerals and waste, which form part of the development plan.
- 6.2.8** The policy set out below seeks to identify the council approach to achieving sustainable development in Arun District by securing economic, social and physical regeneration, and providing sufficient homes, whilst protecting and enhancing Arun's unique character and environment.



## 6 Sustainable Development

### Policy SD SP1a

#### Strategic Approach

To maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services, the spatial strategy for Arun District to 2031 is to;

- a. promote and enable development which supports the main coastal towns of Bognor Regis and Littlehampton role as the main service, employment, retail and social centres -including;
  - i. enabling development that supports Bognor Regis as a holiday centre and University Campus location, and
  - ii. enabling development that supports Littlehampton as a civic centre with a harbour town set at the mouth of the river Arun with an expanding leisure, recreation and marine based economy.
- b. enable development that recognises the sustainable and historic character of the town of Arundel with its historic buildings set at the foot of the South Downs.
- c. provide for growth of the sustainable villages whilst maintaining their setting within the open countryside.
- d. Provide for the economic needs of the community by allocating circa 75 hectares of employment land to meet the needs and aspirations for the District to support the regeneration of Bognor Regis and Littlehampton, support job creation, provide for the needs of modern business, increase the attractiveness of the District as a business location and support the economic development of the coastal market area.
- e. provide for the housing needs of the community by delivering 20,000 homes of an appropriate scale and tenure as well as meeting the needs of the Gypsy and Travellers and Travelling Showpeople.
- f. provide for development in the countryside area which reflects its character and role as the coastal plain, with green wedges separating urban areas, high quality agricultural land and environmental assets.
- g. encourage the effective use of previously developed land in accordance with the strategy, provided that it is not of high environmental value.
- h. support development which protects, conserves and enhances built heritage.
- i. monitor the delivery of the strategy and associated infrastructure with partners organisations, developers and landowners.
- j. Ensure that development, particularly in the undeveloped areas of the District, takes account of the coastal topography to mitigate and adapt to climate change, especially in high risk flood areas.
- k. Retain and enhance natural environment resources, including biodiversity.

## 7 Settlement Structure & Green Infrastructure

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## 7 Settlement Structure & Green Infrastructure

### 7.1 Settlement structure, Green Infrastructure and landscape

**Arun's Local Plan strategic objectives for Settlement Structure, Green Infrastructure and Landscape are:**

**"Protect and enhance Arun's outstanding landscape, countryside, coastline, historic, built and archaeological environment, as well as the setting of the South Downs National Park, thereby reinforcing local character and identity."**

**"To plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity."**

- 7.1.1** Arun District is characterised by a distinctive settlement pattern and varied landscape. The coastline is dominated by two seaside towns (Bognor Regis and Littlehampton), whilst inland, the settlement pattern comprises a number of villages and smaller hamlets.
- 7.1.2** It is important that this settlement structure is taken into consideration so that individual settlements do not completely coalesce and lose their individual character. In addition, the areas of largely undeveloped land surrounding the settlements contribute towards another of the District's key assets, that of a multi-functional green infrastructure network.
- 7.1.3** Further, the remnants of the Portsmouth and Arundel Canal are also an important early 19th Century historic feature in the landscape of the coastal plain that also warrant specific protection.
- 7.1.4** It is essential that new development should help sustain, integrate and create landscapes with a strong sense of place and local identity. Policies within the Plan will protect and enhance this locally identified diversity and distinctiveness and will provide a framework for decision making.
- 7.1.5** Key to the protection of the countryside and landscape is the identification of the Built up Area Boundary – a policy definition which defines urban areas from that of the countryside. Development outside this will be permitted where it is in accordance with the criteria specified in Policy C SP1 so that the countryside is recognised for its intrinsic character and beauty. This is supplemented though the policy provision for Green Infrastructure and Gaps Between Settlements, where the intention is to maintain and enhance the existing network of Green Infrastructure assets and prevent coalescence of settlements.
- 7.1.6** The South Downs National Park is a statutorily protected landscape, recognised by Government to be of the very highest quality. Approximately 50% of the former Arun planning authority area is now within the South Downs National Park. This forms an important Green Infrastructure asset for the District. The Council has a duty to consider the impact of development upon the National Park as well as views into and out of it.

## 7 Settlement Structure & Green Infrastructure

### 7.2 The Built-up Area Boundary and the countryside

- 7.2.1** The Council seeks to protect the natural environment by strictly controlling development in the countryside. Countryside is an important designation encompassing those areas of the District which are outside the limits of the existing built development. For the purposes of this Plan it is defined as all land outside the defined Built-Up-Area-Boundary.
- 7.2.2** The overall aim of the Plan is to promote a multi-purpose, inclusive and thriving countryside which respects local distinctiveness and protects our valued landscapes. The quality of the countryside, its accessibility and productivity mean that a careful approach to landscape management is vital for its future protection.
- 7.2.3** The National Planning Policy Framework (NPPF) recognises the intrinsic character and beauty of the countryside, whilst supporting thriving rural communities within it.
- 7.2.4** The protection of the countryside is a multi-functional topic which is also linked to the protection of the landscape (and associated features) and settlement form through the identification of the Built-Up-Area-Boundary, the identification of suitable locations for new development, and the prevention of settlements from coalescence.
- 7.2.5** In recognising the importance of the natural environment, Arun District Council has identified a 'Built-Up-Area-Boundary' which will strictly control development in the countryside. This boundary, which is outlined on the Proposals Map:
1. defines those areas within which planning permission will normally be granted for new development, subject to the Local Plan policies
  2. enables the best use to be made of existing and future services
  3. provides a useful tool to protect against inappropriate development, and
  4. preserves the setting of existing settlements by protecting the surrounding countryside from unnecessary development.
- 7.2.6** The boundary is important in identifying the point of transition between the built form of a main settlement and the surrounding countryside. It is not simply a means of showing the limits of existing development, as some developed areas lie outside it and some undeveloped areas lie within it. In addition, the boundary also serves to preserve the setting of existing settlements from unnecessary development.
- 7.2.7** The principles used in defining what is included within the Built-Up Area Boundary, as defined on the policies map, are:
- the main existing residential, industrial and commercial areas;
  - all strategic allocations as identified by the Local Plan;
  - land on the edges of the urban areas for which planning permission has already been granted for residential or commercial development; and
  - other land on which development would be acceptable in accordance with other policies in this plan during the lifetime of the Plan.

## 7 Settlement Structure & Green Infrastructure

- 7.2.8** The boundaries, whilst fixed as part of this plan (in accordance with paragraph 7.2.7 criteria) will also include boundaries where defined in Neighbourhood Plans and may be altered as part of other, separate, planning policy documents such as a site specific allocation document or indeed a new or revised Neighbourhood Plan (which is in general conformity with and supports the strategic policies of the Local Plan). The boundaries may also need to be reviewed if the Council is unable to find contingencies to meet any shortfall in its 5 year Housing Land Supply through a partial or full review of this Plan.
- 7.2.9** Uses which include: school playing fields, caravan and camping sites, recreation grounds and allotments that adjoin the rural area; groups of isolated houses or other buildings, or areas where infilling would not be acceptable, or land within the curtilage of dwelling houses which adjoin the rural areas where 'backland' development which would not be acceptable, are excluded from the Built-up Area Boundary.

### ***Cumulative impact***

- 7.2.10** The cumulative impact of development in the countryside can be visually harmful, for example through the intensification of farms, or where a field has been subdivided and more equestrian shelters are required. The Council will take into account cumulative impact of development in the consideration of planning applications.

### ***Managing the 'Rural Urban Fringe'***

- 7.2.11** The rural urban fringe is the most immediate and accessible part of the local environment, especially for those who live within urban areas. It has been described by the Countryside Agency as “not just the place where town meets country but a collection of dynamic and productive environments set in inspiring cultural landscapes, both meeting the needs of the present and helping to change the way we live in the future.
- 7.2.12** It is a valuable resource that is frequently overlooked, yet it can contribute towards the health, wealth and well-being of both rural and urban communities and foster more sustainable lifestyles.
- 7.2.13** Given the number and complex pattern of settlements both in the District, and in neighbouring authorities, the rural urban fringe is a particularly important asset and serves functions for both rural and urban areas. It is often an area of mixed land use with many competing pressures for change. The areas are such that there is potential to make better use of them in order to meet the wider objectives of the Plan.
- 7.2.14** Research <sup>(11)</sup> has shown that the urban rural fringe serves an important role both functionally and structurally. The report *Countryside in and Around Towns* (Countryside Agency, 2005) identifies ten key functions which should be pursued:
1. A bridge to the country
  2. A gateway to the town

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11 *Unlocking the Potential of the Rural Urban Fringe*, Groundwork and the Countryside Agency, 2004

## 7 Settlement Structure & Green Infrastructure

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3. A health centre
4. A classroom
5. Recycling and renewable energy centre
6. A productive landscape
7. A cultural legacy
8. A place for sustainable living
9. An engine for regeneration
10. A nature reserve

**7.2.15** To ensure better management of the rural-urban fringe the Council will target positive management on those areas where significant new development is proposed as part of this Plan. This will ensure early consideration is given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.

**7.2.16** In addition, opportunities also exist to link management of the rural urban fringe with creation of new green infrastructure, and the identification of gaps.

## 7 Settlement Structure & Green Infrastructure

### Policy SD SP2

#### Built-up Area Boundary

Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.

### Policy C SP1

#### Countryside

Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:

- a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or
- b. for quiet, informal recreation; or
- c. for green infrastructure; or
- d. for the diversification of the rural economy; or
- e. for road and/or cycle schemes; or
- f. in accordance with other policies in the Plan which refer to a specific use or type of development.

The Council will take into account cumulative impact of development in the consideration of planning applications.

To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.

### 7.3 Green Infrastructure

- 7.3.1** The National Planning Policy Framework (NPPF) states that planning should encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage and food production). It also states that Local

## 7 Settlement Structure & Green Infrastructure

Planning Authorities should set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.

- 7.3.2** The Government's Natural Environment White Paper<sup>(12)</sup> outlines a vision for the natural environment over the next 50 years. The Paper aims to take a strategic approach to planning for nature within and across local areas. This approach will guide development to the best locations, encourage greener design and enable development to enhance natural networks.
- 7.3.3** The Local Plan's strategic objectives recognise the need to take a strategic approach to encourage multiple benefits from the use of land in urban and rural areas and support the National Planning Policy Framework and the Government's Natural Environment White Paper.
- 7.3.4** The Local Plan will achieve these objectives by taking a strategic approach to managing the District's Green Infrastructure Network. This strategic approach to Green Infrastructure will be subject to regular review, taking account of the progress of the Local Plan as detailed in the Authority Monitoring Report. ( Section 23 - Monitoring and the Monitoring Framework Technical Appendix)

### What is Green Infrastructure?

- 7.3.5** The National Planning Policy Framework defines Green Infrastructure (GI) as “A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.”
- 7.3.6** The South East Green Infrastructure Framework uses the definition of GI in the South East Plan (2008). This definition identifies eleven types or typologies of GI and to this we have added an additional typology covering Beaches and Coastal Areas and features such as rifes and twittens which are terms locally specific to Arun (see Glossary for more detail). The typologies provide a helpful framework for identifying ‘what’ may be considered a GI asset in the District:
- Parks and gardens - including urban parks, country parks and formal gardens
  - Natural and semi-natural urban green spaces - including woodlands, urban forestry, scrub
  - Grasslands (e.g. downlands, commons and meadows) wetlands, flood plains, open and running water, wastelands and derelict open land and the coast
  - Public Rights of Way including footpaths, cycleways, bridleways
  - Twittens
  - Outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned) - including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas

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12 The Natural Choice: Securing the Value of Nature. Defra, June 2011



## 7 Settlement Structure & Green Infrastructure

- Amenity greenspace (most commonly, but not exclusively in housing areas) - including informal recreation spaces, green spaces in and around housing, domestic gardens and village greens
- Provision for children and teenagers - including play areas, skateboard parks, outdoor basketball hoops, and other more informal areas (e.g. 'hanging out' areas, teenage shelters) allotments, community gardens, and farms
- Cemeteries and churchyards
- Green roofs and walls
- Accessible countryside in urban fringe areas, and
- Rifes, rivers and the coastline

**7.3.7** The aim of the Green Infrastructure Policy is to maintain and enhance the existing network of Green Infrastructure assets. The Policy will also aim to ensure that these assets provide multiple functions and benefits and help to protect and enhance the distinctive character of the District.

### Why is Green Infrastructure important?

**7.3.8** Well connected GI assets perform a range of important functions relating to the natural environment, climate change mitigation and adaption and quality of life. The Arun District Green Infrastructure Study (June 2012) establishes that the GI assets which currently exist in the District perform the following seven primary functions:

1. Access links and access to recreation – the provision of sustainable transport and access routes and a variety of recreational opportunities for the widest range of social, interest and age groups;
2. Conserving and enhancing biodiversity – the provision of 'space for nature', areas that conserve or enhance wildlife habitats or provide new habitats;
3. Sense of place – the landscape assets and their settings that provide the local character and sense of place and help provide high quality environments in which people want to live and work;
4. Historic character – areas of importance to the historic character, including specific cultural heritage assets;
5. Productive green environments - areas that provide opportunities for local sustainable food and fuel production at the local level ('edible landscapes'), including allotments, community orchards, community gardens, urban farms, coppicing of local woodlands;
6. Sustainable water resources – provision of 'space for water', Sustainable Urban Drainage Systems (SUDS) and other areas that play a role in the sustainable management of water resources; and
7. Climate change – areas that provide for climate change adaptation through more flexible multi-functional approaches to urban and landscape design and management, including urban shading and cooling.

## 7 Settlement Structure & Green Infrastructure

**7.3.9** The Study investigated the strengths and weaknesses of the existing Green Infrastructure Network, and the quality of the Green Infrastructure assets themselves and identified a number of opportunities to strengthen the GI network (see Table 7.1 below).

Function	Opportunity to strengthen the network
Access and Recreation	Improve access to green space within the District and connect fragmented access routes across the coastal plain. Address open space deficiencies in areas experiencing high levels of social deprivation.
Biodiversity and Access to Nature	Improve biodiversity and landscape quality of the strategic gaps along the coast and provide connectivity between the gaps to open countryside in the District.
Sense of Place	Gaps between settlements which perform a sense of place function provide the last sections of undeveloped coast in the District and should be safeguarded to resist coastal squeeze and coalescence.
Historic Character	Opportunities to promote the historic features of the coastal plain must be taken in order to protect them from development along the coast.
Productive Green Environments	Opportunities to exploit woodland in the District to provide timber for fuel. Utilise the District's fertile land by promoting and increasing provision of allotments.
Sustainable Water Environments	Take the opportunity to protect those parts of the Green Infrastructure network that provide flood attenuation, such as the strategic gaps between settlements along the coast.
Climate change	Increase tree coverage within urban areas and promote walking and cycling routes to encourage alternative modes of transport to the car.

**Table 7.1**

**7.3.10** The District's Green Infrastructure Network will come under greater pressure as a result of new development. Maintaining a network of green spaces is essential to enhancing biodiversity by providing important green linkages and corridors for species, thus helping to protect against habitat fragmentation.

**7.3.11** A key part of the spatial strategy for the District is therefore to develop a strategic 'Green Infrastructure Network' by creating and connecting quality green environments both within and beyond the urban areas. In particular, coastal communities will have the opportunity to be linked with the South Downs National Park.

## 7 Settlement Structure & Green Infrastructure

- 7.3.12** The Green Network Maps present the District's existing Green Infrastructure network and should be viewed alongside the Local Plan policies to identify opportunities for protecting, enhancing and connecting Green Infrastructure assets as part of new development. The maps will be subject to updates when new Green Infrastructure assets, and links between the assets are formed.

### Local Green Spaces

- 7.3.13** Local communities have the opportunity through the preparation of Neighbourhood Development Plans to designate Local Green Spaces. Where these spaces are designated formally, they will be added to the District's Green Infrastructure Network.
- 7.3.14** Local Green Space can be designated where the space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance; and where the green area concerned is local in character and not an extensive tract of land.
- 7.3.15** Local communities are therefore encouraged to identify Local Green Spaces through the Neighbourhood Development Plan process. This is seen as an important way to protect locally distinctive green spaces and encourage the improvement, enhancement and connectivity of the spaces with the rest of the District's Green Infrastructure Network, to encourage multi-functional benefits.

### Policy GI SP1

#### Green Infrastructure and development

The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.

All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.

Where compatible with nature conservation objectives, development proposals must identify opportunities to connect existing Green Infrastructure assets with the coast, the South Downs National Park or to the District's inland villages. Opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets and should be based upon those opportunities set out in the supporting text.

## 7 Settlement Structure & Green Infrastructure

### 7.4 Settlement Structure and Gaps Between Settlements

- 7.4.1** Arun District is characterised by a distinctive settlement pattern. The coastline is dominated by the towns of Bognor Regis and Littlehampton, smaller settlements, and the extensive twentieth century suburbs associated with them. The most sizeable break in this almost continuous band of urban development along the coast is at the mouth of the River Arun, around Climping. Inland the settlement pattern comprises a series of villages and hamlets, including Angmering and the ‘five villages’ area, centred on Barnham (Landscape Study, 2017).
- 7.4.2** It is important to retain the settlement structure of Arun District and recognise the value of gaps between settlements for preventing the coalescence of individual settlements and for retaining the separate identity and amenity of settlements. Furthermore, the gaps, which are largely undeveloped, and fall outside the Built-up Area Boundary, are also crucial for protecting the areas of undeveloped coastline and for contributing to the District’s multifunctional Green Infrastructure Network.
- 7.4.3** The principle of a gap policy is well established within West Sussex Development Plans and were included within the most recent West Sussex Structure Plan (2001-2016) and the Arun Local Plan 2003. The policies within the Structure Plan and Arun Local Plan sought to safeguard those gaps between settlements which contribute to the distinctive character and settlement structure of the District, as well as protect the undeveloped coastline.
- 7.4.4** It is important to emphasise that this policy approach is not intended to protect the Countryside or Landscape (which have their own policies), but rather as a planning tool designed to shape the patterns of towns and villages within the District. A clear break between settlements helps to maintain a “sense of place” for residents of, and visitors to, the communities on either side of the gaps. This can be assessed using measures such as inter-visibility (the ability to see one edge from another) and; intra-visibility (the ability to see both edges from a single point).
- 7.4.5** The designation of gaps is not intended to rule out all development but to allow for appropriate, small scale development, which is in keeping with the rural nature of the gaps. Development in the gaps must be appropriately sited and designed to minimise the impact on the openness of the gap, it would also be subject to other policies within the Local Plan.
- 7.4.6** The gaps also provide an important addition to the District’s Green Infrastructure Network. The open land, to be found at rural urban fringe locations, is a vital stepping stone in to the open countryside for local residents and visitors, and form important spaces for recreation. The gaps also provide a multitude of Green Infrastructure functions such as flood mitigation, biodiversity and tranquility.
- 7.4.7** It is important however to regularly review the boundary of settlement gaps to ensure that they are as up to date as possible and do not restrict greenfield development that has been identified to be the most appropriate alternative. Criteria have been

## 7 Settlement Structure & Green Infrastructure

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used to assess the gaps, alongside the most recent review of the Arun Local Plan (2003) Strategic and Local Gap policies, carried out in 2006. The outcomes of this review identified the most up to date settlement gap boundaries which are listed in the following policy. The gaps are also shown on the Policies Map which should be read alongside the Local Plan.

### Policy SD SP3

#### Gaps Between Settlements

The generally open and undeveloped nature of the following gaps between settlements, as identified on the Policies Maps will be protected to prevent coalescence and retain their separate identity:

- Worthing to Ferring
- East Preston to Ferring
- Littlehampton and Middleton-on-Sea
- Pagham to Selsey
- Bognor Regis to Chichester
- Arundel to Littlehampton
- Angmering to Rustington/East Preston
- Angmering to Worthing
- Felpham to Bognor Regis
- Barnham to Walberton

Development will only be permitted within the gaps if:

- a. It would not undermine the physical and/or visual separation of settlements;
- b. It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development;
- c. It cannot be located elsewhere; and
- d. It maintains the character of the undeveloped coast;
- e. or, if a subsequent DPD or Neighbourhood Plan deems it appropriate through an allocation;
- f. If a subsequent DPD or Neighbourhood Plan deems it appropriate through an allocation.

## 7 Settlement Structure & Green Infrastructure

### 7.5 Landscape

- 7.5.1** Landscape character is an important element in contributing to the sense of place, and the high quality of life of an area. It comprises a number of elements that make the landscape recognisable and different. These include geology, landform, drainage, vegetation, biodiversity, settlement pattern and land-use.

#### Landscape in Arun

- 7.5.2** Certain parts of Arun District are of particular special landscape character due to their lack of development, retaining unspoilt, open character with scenic value, for example, Pagham Harbour. The coastal plain exhibits a high level of landscape and visual sensitivity. The landscape character area of the Littlehampton Northern Fringe has the potential to accommodate some development without significant detrimental effects on the character of the landscape as a whole. Any development in this area would need to have regard to the setting and form of the existing settlement and the character and sensitivity of adjacent landscape character areas.

#### South Downs

- 7.5.3** The South Downs National Park (SDNP) became the organisation with statutory responsibility for planning matters within its area from 1st April 2011. Approximately 50% of the former Arun planning authority area, by area, is now within the South Downs National Park. The Park is an important GI asset for Arun.
- 7.5.4** The South Downs National Park is a statutorily protected landscape, recognised by Government to be of the very highest quality. Arun District Council has a duty to have regard to the impact of development upon the South Downs National Park. Of particular importance is the impact of development upon the setting of the Park. The setting can be described as the surroundings from which the Park is experienced. Views into and out of the National Park play an important role in the setting of the Park and can be influenced, for example, by the development of a distant but high building. A development that generates noise, light and dust, could also impact upon the setting of the National Park by altering the experience of the Park's setting.

### Policy LAN DM1

#### Protection of landscape character

Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.

Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas

The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting

#### The Setting of Arundel

- 7.5.5** The historic town of Arundel is situated at the foot of the South Downs and at the crossing of the River Arun, both of which have shaped the character of the town. Arundel remains within the Arun planning authority area but Arundel Park and much of Arundel Town Council's area falls within the National Park. Arundel is an important gateway to the National Park and enhanced GI links between Littlehampton and Arundel are set out in this Plan.
- 7.5.6** Arundel's impressive skyline is dominated by the Castle and Cathedral which sit side by side, high on the hillside. However, it is not just these two structures which are of importance; it is the entire view of the town that should be preserved.
- 7.5.7** The preservation of this view requires the protection of its key elements: the skyline, the evenly layered form of the buildings on the hillside and the surrounding water meadows.
- 7.5.8** As a consequence of this, the Council has identified an area on the policies map which stretches to the south of the town where no development will be permitted which would adversely affect long distance views of the town, the Castle, Cathedral or its special setting.
- 7.5.9** It is not only the view of the town which is important; views out from it are equally important. Views can be seen stretching across the river flood plain to the coast from more elevated positions within the town. The impact of these views is significantly enhanced as they are only possible from gaps created by the layout of the streets. All are worthy of protection, but some of them are particularly important as they include a view of the Castle or the Cathedral.



## 7 Settlement Structure & Green Infrastructure

### Policy LAN DM2

#### The Setting of Arundel

Development will not be permitted within the area identified on the Policies Map which would adversely affect the views of the town of Arundel, its Castle, Cathedral and its special setting. Any development, including the proposed A27 Arundel bypass, will be of a high design standard that reflects the quality of the landscape and the setting of Arundel. No development will be permitted, particularly within the area shown on the Policies Map, which would adversely affect the rural views outwards from the town and in particular from the following locations:

1. London Road, in the vicinity of 9 and 11 London Road (north westerly views)
2. London Road, in the vicinity of the Roman Catholic cemetery (southerly views)
3. The northern ends of Mount Pleasant, King Street and Parsons Hill and at their junction with London Road (southerly views)
4. London Road, in the vicinity of Tower House (easterly views)
5. The northern end of High Street (southerly views)
6. Bakers Arms Hill and its junction with Maltravers Street (southerly views)
7. Kings Arm Hill and its junction with Maltravers Street (southerly views)
8. Mount Pleasant, in the vicinity of the Old Poor House (southerly views)
9. The Arundel river bridge, in Queen Street (easterly views)

Developments shall also be consistent with all other Local Plan policies.



## 8 Employment & Enterprise

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### 8.1 Employment & Enterprise

**Arun's Local Plan strategic objective for Employment and Enterprise is to:**

**"Strengthen Arun's economic base and provide local job opportunities by increasing, diversifying and improving the quality of employment within the District through the provision of appropriate employment sites, quality affordable accommodation and the development of business support and partnerships."**

#### **Employment growth**

- 8.1.1** Economic and enterprise development for employment growth are essential for the sustainable development of Arun. Employment and enterprise opportunity forms a key objective upon which the success of this Local Plan depends. The District has some dynamic and growing employment sectors but further growth is needed to tackle deprivation and high levels of out-commuting from the District. The local economy is a key measure of success and is integral to other areas such as housing markets and general wellbeing. The Local Plan's policies aim to retain existing employment, accommodate future business needs and encourage local job growth. It includes the allocation of sufficient employment land in sustainable locations to encourage growth in the local economy and where appropriate to cater for the unmet employment needs of neighbouring areas.
- 8.1.2** Arun's approach is to drive employment and business growth by allocating sites, protecting land in business use, research, marketing and funding. This, combined with dedicated resources, simplified planning regimes and effective partnership work will aim to secure growth over the plan period.
- 8.1.3** The policies on employment in the Local Plan build on ongoing partnership work between the Council and partner organisations. Several key strategies that have guided the development of the strategic employment policies are the Council's Economic Strategy *Open for Business 2009-2026*<sup>(13)</sup> the *Housing and Employment Land Availability Assessment*<sup>(14)</sup>, the County Council's Economic Strategy<sup>(15)</sup> and the the Strategic Economic Plan produced by the Coast to Capital Local Enterprise Partnership (LEP). The Coast to Capital Local Enterprise Partnership together with the Coastal West Sussex Partnership<sup>(16)</sup> and the Coastal West Sussex and Greater Brighton Strategic Planning Board draws local organisations together to tackle employment, enterprise and skills matters at a strategic level for local implementation.<sup>(17)(18)</sup>

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13 ADC 2009

14 Nathaniel Lichfield and Partners on behalf of ADC, 2010, 2013,2014

15 *Supporting Growth in West Sussex 2012-2020*

16 see geographies in the maps at the end of this section

17 Coast to Capital LEP : Strategic Economic Plan ( 2014)

18 Coastal West Sussex and Greater Brighton Strategic Planning Board's Local Strategic Statement (Updated January 2016)

## 8 Employment & Enterprise

**8.1.4** Arun's Economic Strategy provides an overview of the District's economy and identifies six strategic objectives, to:

- Improve education, skills and employability of the local population;
- Increase business competitiveness and growth – focusing on existing businesses;
- Encourage the level and rate of new investment, particularly in high growth sectors – focusing on new enterprises and inward investment;
- Maintain and improve business infrastructure;
- Maintain and improve the area's infrastructure, facilities and physical environment; and
- Maintain and improve transport networks across the District and wider area.

**8.1.5** Together these objectives aim to up-skill Arun's population, provide opportunity for a variety of employment sectors, tackle deprivation and reduce high levels of out-commuting from the District.

### Partnership Working

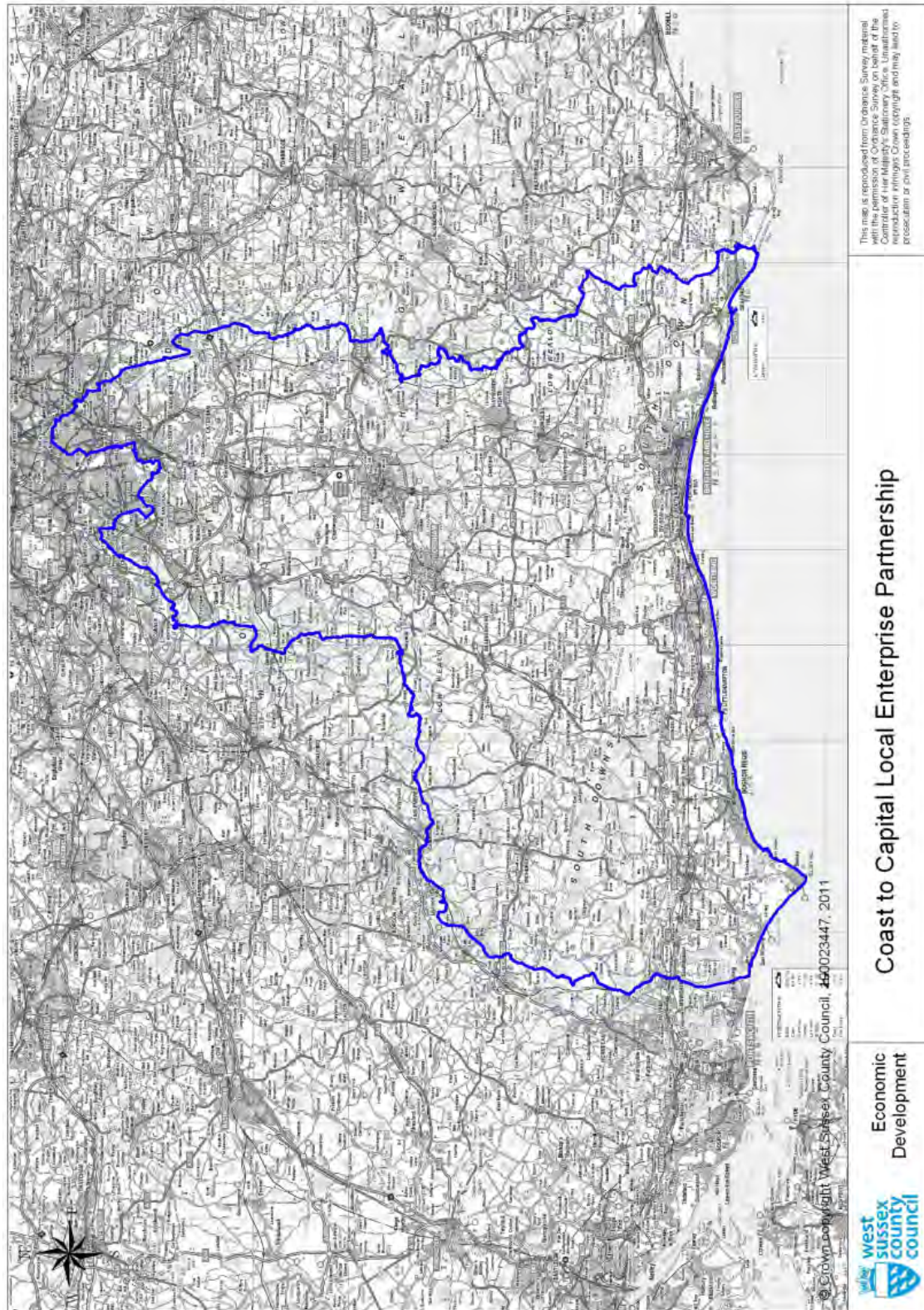
**8.1.6** Arun District Council works in partnership with a variety of agencies, businesses and public authorities to help raise the competitiveness of Arun and secure employment growth. Arun sits within the Coast to Capital Local Enterprise Partnership (LEP) area. Arun is most closely associated with adjacent coastal authorities, and as such sits within the Coastal West Sussex Partnership. This body acts for the Coast to Capital Local Enterprise Partnership and a conduit for place based economic development and regeneration activity.

**8.1.7** The Coast to Capital LEP has signed a Growth Deal with central Government that will see the start of a six year investment programme in jobs, infrastructure and transport, from 2015. Investment will take place in a variety of programmes. These include flood defences, major transport schemes, international trade and support for businesses across West Sussex, Brighton and Hove, Lewes, East Surrey, Croydon and the Gatwick Diamond. Programmes of specific benefit to Arun are:

- Bognor Regis A29 re-alignment between the new Bognor Regis Relief Road and the A27 which will bridge the West Coastway railway line, avoiding congestion points and current delay points at a level crossing. The realignment will allow new development of business and employment opportunities in Bognor Regis.
- Sustainable Transport Packages a range of projects will tackle congestion and improve sustainable transport in local areas across the Coast to Capital region. This will enable improvements to walking and cycling links; improvements to junctions and traffic management systems to ease traffic flow and reduce congestion and improvements to public transport, such as bus and taxi priority measures and better Interchanges.



## 8.2 Coast to Capital LEP



Picture 8.1 Coast to Capital LEP





### 8.4 Strategic Economic Growth

- 8.4.1** This section deals with the Local Plan's strategic approach to enabling economic development, strategic employment land allocations, encouraging the development of the knowledge and culture sector, telecommunications infrastructure, employment and skills. The strategic policies, where necessary are supported by development management policies, notably in regard to major site opportunities. The framework for supporting the development of specific sectors of retailing, tourism, soils, horticulture and equine are set out in the remaining sections of this Prosperous Place chapter.
- 8.4.2** The Local Plan will assist the creation of new jobs in Arun in a variety of ways, both through the allocation of land for employment uses, but also by less direct means, for example, by promoting urban and town centre regeneration and supporting local services in rural areas; enhancing visitor facilities; supporting expansion of education and training; and facilitating improvements to transport and ICT networks. The planned strategic housing developments can also assist by including provision for on-site employment, increasing the local demand for services and creating a wealth base for the area. It will be important to adopt a co-ordinated approach where all development proposals are considered in terms of their potential for job creation, whether direct or indirect.
- 8.4.3** The Local Plan aims to ensure that there is sufficient commercial floorspace in accessible locations to address business and employment needs in Arun. Quality, affordable sites and premises across Arun are key to the economic and enterprise objective of the Local Plan. The Local Plan seeks to encourage economic activity that can help with the regeneration of Bognor Regis and Littlehampton, especially in those parts of these settlements defined as Economic Growth Areas (EGA). To help meet the needs of business in the future and create local employment, the Local Plan identifies Strategic Employment Land Allocations.
- 8.4.4** In addition to the provision of good quality employment land in the Strategic Employment Land Allocations, existing sites and premises across Arun are key to the economic and enterprise objective of the Local Plan. Employment floorspace in this context focuses on Business Class (B1, B2 and B8) uses, which comprise industrial, office and storage/warehousing activities. To ensure a sufficient range and type of employment land is provided in appropriate locations, existing employment sites will generally be protected and, where possible, enhanced to ensure their suitability for modern business uses. The Local Plan contains specific sector based policies for the use of land and buildings for Retail, Tourism, Soils, Horticulture, and Equine Developments.
- 8.4.5** Additional employment sites can be identified locally and will be subject to the appropriate policies within this Local Plan and any Neighbourhood Development Plan. These will include provision of local employment opportunities to provide a range of locations to meet the needs of different types of businesses at all stages of



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their growth. The overall scale and distribution of employment land will support regeneration opportunities; ensure a balance is met between urban and rural areas; and support the differing functions of settlements in the District.

### Policy EMP SP1

#### Strategic Economic Growth

The Council, with partners, will promote the sustainable growth of the District's economy to meet the varying needs of different economic sectors and to support regeneration within the two main towns. The Plan allocates circa 75 hectares of employment land in order to provide sufficient flexibility to meet the future needs and aspirations for the District to support the regeneration of Bognor Regis and Littlehampton, support job creation, provide for the needs of modern business, increase the attractiveness of the District as a business location and support the economic development of the coastal market area. This will comprise:

- a. Promoting regeneration of the District's main town centres as the focus for retail, office and leisure development, especially in the Bognor Regis and Littlehampton Economic Growth Areas in accordance with the sequential test;
- b. The provision of new high quality employment sites: strategic employment land allocations in Bognor Regis, Littlehampton and Angmering;
- c. The provision of land to accommodate employment needs including the expansion of existing employment areas;
- d. The provision of on-site employment within strategic housing developments (H SP2a, H SP2b and HSP2c);
- e. Reflecting local aspirations for employment through the Neighbourhood Development Plans;
- f. Protecting and enhancing existing and allocated employment sites and premises to meet the needs of business subject to regular review and monitoring;
- g. Supporting and promoting a high quality visitor economy;
- h. Supporting sustainable employment opportunities in inland settlements and rural areas;
- i. Working with partners and supporting initiatives and development which assist in improving academic and vocational skills and training opportunities for local residents; and
- j. Supporting initiatives to improve ICT connectivity and improve take-up of ICT by local businesses while requiring new developments to include provision for advanced ICT infrastructure
- k. The integration of other uses and forms of development where it facilitates the delivery of economic objectives and fosters growth and innovation.
- l. The provision of appropriately scaled development where such uses compliment, and are compatible with, employment/commercial uses.

### 8.5 Economic Growth Areas

- 8.5.1** The Local Plan seeks to promote economic growth and regeneration in order to strengthen the economic base of the District and provide local job opportunities.
- 8.5.2** The Council has identified two Economic Growth Areas (EGAs) which will be the focus of its regeneration efforts. These areas indicate where the Council considers special emphasis on skills development, employment creation, regeneration, cultural, leisure, retail and office development will be prioritised.
- 8.5.3** The EGAs are located within the two main towns of Littlehampton and Bognor Regis. The boundaries for these are shown on the Policies Map.
- 8.5.4** Within these defined areas development proposals must demonstrate that they meet and/or further the core regeneration aims for the EGAs and their long term viability/sustainability. The core aims are to:
1. improve the economic viability and vitality of the town centres by attracting new investment;
  - enhance the environmental/architectural quality of the townscape and public realm through improvements to spaces, buildings and street works/furniture;
  - create and enhance the physical/visual linkages between the Sea front and the town centre;
  - improve the attractiveness of the retail environments to shoppers;
  - increase the attractiveness of the towns as holiday destinations for visitors;
  - improve the accessibility of the town centres and effectively manage the movement of people and vehicles within the town centres.
- 8.5.5** Economic growth and regeneration is also linked to residential growth which provides for an increased population to support the two areas. Significant housing growth is planned as part of the ALP around the two main coastal towns. Development will be required to provide links to the EGAs and Town Centres to help support their economic growth and regeneration.

#### Littlehampton

- 8.5.6** The EGA includes the Harbour (East and West Bank), Town Centre, industrial estates, part of the beach front, surrounding housing and a Strategic Housing Allocation at West Bank.
- 8.5.7** The coastal settlement of Littlehampton has seen the commercial use of its port diminish. The Town has a historic reliance on jobs in manufacturing as its core economy, with a large proportion of the working population being employed in the public sector.

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- 8.5.8** As lifestyles and working habits have changed, the demands of visitors and tourists have transformed and the offer that Littlehampton holds may not match contemporary demands. The town has similar challenges to Bognor Regis in terms of its socio-economic pressures associated with low educational attainment and the health profile of its residents. Development of the Town Centre, Seafront regeneration, and improvements to the area's tourism offer are essential.
- 8.5.9** Littlehampton Harbour is a valuable asset for Littlehampton and the surrounding area. The Harbour area includes both the East and West Banks. Railway Wharf on the East Bank is safeguarded for the importation of minerals in both the adopted West Sussex Minerals Local Plan and the emerging West Sussex Joint Minerals Local Plan
- 8.5.10** However, in partnership with West Sussex County Council and the Harbour Board, Arun District Council has identified Railway Wharf as a key opportunity for regeneration within the Littlehampton EGA.
- 8.5.11** The potential regeneration opportunities presented by Littlehampton Harbour have been subject to a number of studies since 2004. The Council is working in partnership with the County Council, Littlehampton Town Council, the Environment Agency, local landowners and businesses to identify the infrastructure and environmental and development requirements to optimise the economic regeneration of the Harbour. The Council will provide further guidance in relation to the regeneration opportunities of the Harbour and the EGA through a Supplementary Planning Document.
- 8.5.12** Other proposals include Town Centre and Seafront regeneration, boosting the area's tourism offer and help deliver the '9 big ideas' (a set of key public realm improvements) and develop sustainable transport links between Littlehampton on the coast and Arundel at the South Downs National Park. There is also the potential to encourage new business to start-up through the introduction of a potential business incubator unit within the town.
- 8.5.13** The West Bank is allocated for a major residential led mixed-use development.
- 8.5.14** Development at West Bank will require significant infrastructure provision including flood defence works, a new community hub and a 1.5-form (expandable to two-form) entry primary school and nursery places. However, there are many benefits to promote the development, including improving links to the town centre and river, provision of improved facilities, protection of habitats and improvements to the marina.
- 8.5.15** Rope Walk is considered to be a fundamental part of the West Bank regeneration with opportunities to create an attractive destination focused around the heritage buildings, providing boating businesses, as well as restaurants, retail uses and small workshops. The opportunity to increase the moorings along the West Bank as part of its regeneration would help to reinforce the area as a leisure and tourist attraction. Further information is contained within chapter 12: Housing.

### Bognor Regis

- 8.5.16** The EGA focuses around the town centre, Butlin's holiday complex, the University of Chichester and the Seafront.
- 8.5.17** The greater Bognor Regis Urban Area has seen significant development in recent years, with further opportunities to grow and change. However, there remain challenges to the future prosperity and sustainability of the town including: high levels of out-commuting, low attainment rates and lower levels of jobs compared to the number of people of working age (otherwise known as jobs density). To overcome these challenges, there needs to be a co-ordinated investment package for Bognor Regis that delivers better outcomes for the town.
- 8.5.18** The town's economy needs a local workforce which is skilled and motivated. There needs to be a good match between employer demand and labour supply, with regard to skill sets.
- 8.5.19** Key programmes include:
- **Enterprise Bognor Regis** – jobs and employment space at a strategic site to the north of Bognor Regis, supported by a range of infrastructure improvements and digital connectivity.
  - **Bognor Regis town centre and seafront** which includes the redevelopment of two sites (The Regis Centre and Hothampton Car Park) owned by the District Council and improvements to the public realm. The council wish to see the town become a regional visitor destination with a bold and vibrant community heart for Arun, where a rich mix of uses and high quality town centre living contribute to a diverse retail offer, excellent public realm and a thriving economy.
  - **'Better Bognor'** – A programme to establish a cluster of **creative and digital start-ups** in Bognor Regis with a package of business support including skills, marketing and shared working space. This will link to the University of Chichester's planned curriculum and expansion plans.
  - **University of Chichester - Engineering and Digital Technology Park**, delivering: jobs, contributing valuable skills and investment into the local economy.
- 8.5.20** The University is committed to expanding/developing and improving the facilities on the campus, along with improving the teaching provision. Planning permission has been granted for an expansion to the existing campus for the provision of a technology building and student accommodation. Development of education activities at the campus is considered an essential element of the regeneration of the town and wider district and will be supported as long as it is consistent with other policies in the Plan.

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- 8.5.21** Development will have the positive impact of increasing the economic impact of the University, encourage start-up SMEs in the local area, and link up with the wider regeneration proposals and economic strategy.
- 8.5.22** Significant residential development is planned to take place to the west and north-west of the Greater Bognor Regis Urban Area at the following locations:
- Pagham South;
  - Pagham North; and
  - West of Bersted
- 8.5.23** It is important that these developments link into the town centre so that the new residents can support any proposed regeneration schemes.
- 8.5.24** This policy also underpins Arun's District-wide requirements for skill enhancement from developments, as detailed in Policy EMP SP1, SKILLS SP1, HSP 1, HSP 2, HSP 3, HSP 4 and SD 1 of the Local Plan.

### Policy EMP SP2

#### Economic Growth Areas

The Council will work with partners to enhance local employment opportunities within the following Economic Growth Areas identified on the Policies Map:

- a. Littlehampton Economic Growth Area; and
- b. Bognor Regis Economic Growth Area

Knowledge and cultural based employment as well as retail, leisure and office developments will be directed to the Economic Growth Areas to promote their vitality, viability and regeneration. The Council will support development of an appropriate scale in other settlements in the District to diversify and enhance the knowledge and cultural based opportunities.

#### Littlehampton Economic Growth Area

The Economic Growth Area includes the Harbour (east and west bank), Town Centre, industrial estates, part of the beach front, surrounding housing and a strategic allocation at West Bank. Development will be encouraged which delivers the comprehensive safeguarding of the Harbour as well as addressing flood risk, contaminated land, access and nature conservation issues and must also be consistent with other Local Plan policies. Such development will:

- Improve and develop marina berthing, including additional moorings, providing that the development is not detrimental to the integrity of tidal defences or the ability to maintain or improve them;
- Provide new linkages between the East and West Bank areas at appropriate locations;
- Provide for additional or enhanced commercial and leisure activities, including small scale retail, hotel, café and restaurant uses, and possibly an exhibition/visitor centre;
- Provide for boat building or other marina-related commercial uses;
- Improve and develop marina berthing, including additional moorings, provided that the development is not detrimental to the integrity of tidal defences or the ability to maintain and improve them;

Development in the wider Economic Growth Area will be encouraged which increases the vitality of the town centre. The redevelopment of the town centre site owned by the District Council (St. Martins Car park), along with improvements to the public realm will be a key priorities but development should maintain appropriate levels of town centre parking. Development which supports the town's retail, leisure and tourism functions will be supported.

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Proposals relating to operations on the East Bank at Railway Wharf will need to be compliant with the emerging Minerals Local Plan.

The Council will provide further guidance in relation to the regeneration opportunities of the Harbour and the EGA through a Supplementary Planning Document

### **Bognor Regis Economic Growth Area**

Within the Economic Growth Area, the redevelopment of two town centre sites owned by the District Council (The Regis Centre and Hothampton Car Park), along with improvements to the public realm, will be a key priority.

Development which promotes the establishment of a cluster of creative and digital start-ups in Bognor Regis will be supported, as will improvements to tourist accommodation and facilities.

The Council will expect new development within the town centre to:

- Provide new linkages between the town centre and the seafront
- Respect the character of the local area
- Provide for additional or enhanced commercial, leisure and retail activities

The Council shall particularly encourage the expansion and improvement of the academic and recreational facilities for the University of Chichester.

### 8.6 Strategic Employment Land Allocations

- 8.6.1** Building a strong, competitive economy and encouraging local employment growth is the central theme of this Local Plan. An assessment of demand for, and supply of land to enable economic development in Arun has led to the identification of several strategic employment sites. The Strategic Employment Land Allocations policy allocates a range of employment sites. This provides for choice for investors and will help to drive competitiveness. The sites are located in Bognor Regis, Littlehampton and Angmering.

#### **Bognor Regis**

- 8.6.2** Enterprise Bognor Regis consists of four sites: Oldland's Farm, Salt Box, Rowan Park and the former LEC airfield and adjoining land. (Strategic Allocations 1 - 4). Taken together the allocations are branded 'Enterprise Bognor Regis' (EBR)
- 8.6.3** In response to Governments Enterprise Zone initiative, in April 2011, the Council submitted to the Coast to Capital LEP (C2C) an Expression of Interest (EoI) for the designation of EBR as an Enterprise Zone (EZ). The EoI was successful in securing the LEP's nomination and a full EZ bid branded as 'Enterprise Bognor Regis' was submitted for Government approval. While the bid for EZ status was unsuccessful.



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It remains an ambition of Arun Council to have enterprise zone status for the site. The EZ process underlined the strategic importance of EBR for the sub-region and a renewed proposal for EZ status is included in Coast to Capital current Strategic Economic Plan.

- 8.6.4** In accordance with Government requirements for EZs the Council proposes to introduce a Local Development Order (LDO) for EBR with a focus on Salt Box, Rowan Park and Oldland's Farm to facilitate early development and accelerate economic growth. The LDO will grant permitted development rights for new business-related development and allow owner-occupiers and developers to benefit from an accelerated and simplified planning process and a reduction in planning application fees. It will establish a regime of permitted development already conditioned to secure an appropriate level of mitigation as required and a measure of quality assurance in relation to use, layout, design and materials. It will not prevent or restrict other development (i.e. development not permitted under the terms of the LDO) which will be dealt with in the usual way under the normal planning regime.
- 8.6.5** The Council remains committed to promoting economic growth in this area in order to help increase Arun's job density. The Coast to Capital LEP Strategic Economic Plan now includes this area as one of nine growth locations across the region. The work being done by the Coastal West Sussex Partnership <sup>(19)</sup> is crucial to the delivery of this project to promote enterprise in Bognor Regis.
- 8.6.6** The delivery of the Enterprise Bognor Regis (EBR) will require a number of infrastructure schemes to be delivered as part of the phased development of the site as a whole. This will build upon the momentum created by the completion of the Bognor Regis Northern Relief road (BRNRR), planning permission for development at Oldland's Farm and the construction of a new leg to the BRNRR to provide direct access to the Salt Box site.
- 8.6.7** Measures to aid the delivery of the sites include:
1. The realignment of the A29 road including a bridge over the Coastway Rail Line
  2. A substantial land drainage strategy to mitigate against surface water flooding;
  3. The delivery of the link road between the A259 Felpham Way and the BRNRR, to enable the development of the former LEC airfield. (Policy T SP 3: Safeguarding the Main Road Network)
- 8.6.8** Each site will be required to deliver a package of sustainable transport measures. This should include improvements to sustainable transport infrastructure and services, travel behaviour change initiatives and parking standards. The aim of introducing these measures is to reduce trip rates on the highway network by 7.5%.

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19 Including the *Developing an Employment and Infrastructure Study* Parsons Brinckerhoff February 2012



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- 8.6.9** The drainage scheme and all other on site mitigation measures, as identified in the Policy EMP DM2, will need to be delivered through Section 106 agreements and appropriate conditions attached to future planning permissions.
- 8.6.10** The link road between the A259 Felpham Way and the BRNRR may pass through a valley that includes significant areas of habitat and associated water courses identified as a Biodiversity Opportunity Area on the Policies Map. It is essential that the proposed development and new road respond to these assets in terms of habitats and biodiversity, landscape and the protection of accessible natural green space to serve the needs of the local community.
- 8.6.11** In order to deliver the link road between the A259 Felpham Way and the BRNRR, a variety of funding mechanisms are currently being evaluated. West Sussex County Council Highways estimate the cost of the safeguarded alignment at £7.1 million.

### Littlehampton

- 8.6.12** In Littlehampton, planning permission has been secured for the development of housing, employment and other land at Courtwick and North Littlehampton. The planning permissions were granted for these sites in 2011 - 2012 and therefore form part of the strategic allocations for employment land within the Local Plan as Strategic Sites 5 and 6.

### Angmering

- 8.6.13** Angmering is identified as a location for growth in the Local Plan housing chapter. The employment assessment for Angmering (2010), ranked land at Water Lane, Angmering as the most suitable site for employment development in Arun. The site was further assessed in 2013. The land North of Water Lane forms Strategic Site 7. The site could potentially accommodate a range of employment uses, but it would be particularly suitable for smaller scale activities to meet local or rural workspace needs in the early part of the plan period.
- 8.6.14** The delivery of this site will require investment to mitigate flood risk issues, habitat constraints, suitable access arrangements to the A280 and the landscape sensitivities of the site given its proximity to the South Downs National Park. The nature and scale of development, its massing and materials, layout and land-cover would be considered an appropriate detail at the master planning and detailed design stages; and tested through Landscape Value Impact Assessment, if necessary.
- 8.6.15** Smarter Choices transport measures will need to be implemented on the site to encourage sustainable modes of transport and reduce the impact of growth on the road network. This package of measures will be required to be delivered on site.

### Local Development Orders

- 8.6.16** Local Development Orders can be made by local planning authorities and give a grant of planning permission to specific types of development within a defined area. They streamline the planning process by removing the need for developers to make a planning application to a local planning authority. They create certainty and save time and money for those involved in the planning process. Local Development Orders (LDOs) will be prepared for the Enterprise Bognor Regis. The initial focus will be upon Oldlands Farm, Saltbox and Rowan Park. An LDO is already in place at the Butlins' at Bognor Regis.

### **Strategic Employment Land Allocations**

- 8.6.17** Policy EMP SP 3, shows the strategic employment land allocations and their gross areas. The actual floorspace and employment capacity of each site will need to be determined as development proposals are worked up in detail. Local environmental constraints, the eventual use class of occupiers and design issues will be important determinants for each site.

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### Policy EMP SP3

#### Strategic Employment Land Allocations

Employment is important for people's health and well-being. It is also place shaping in that it is an essential element of sustainable development. The creation of jobs is central to this Plan and the Council with its partners will support employment land brought forward on a scale and in locations consistent with this policy and these will be protected for the plan period. The strategic allocations will:

- a. Provide significant new employment opportunities to support the objectives of reducing out commuting and creating local jobs;
- b. Provide employment-led development to support the objective of providing a new role for Bognor Regis Littlehampton and Angmering complementing other new planned investment.
- c. Provide different types and sizes of employment space to meet a range of modern business and sector needs, capable of accommodating indigenous and inward investment requirements;
- d. Deliver new infrastructure to meet the requirements of businesses that can provide wider benefits for the sub-region; and
- e. Need to be developed with consideration and enhancement of landscape character, designated and other protected habitats and species, air and water quality.

Development of site 7 at Angmering will need to be designed as part of the Strategic Housing Allocation (SD9). Due to the close proximity to the South Downs National Park, proposals for the employment allocation will need to demonstrate that the proposal:

- Is located in an easily accessible part of the site, in close proximity to the A280;
- Is developed in such a way so that it will not have a detrimental impact upon the setting of the South Downs National Park;
- ensures that flood risk is satisfactorily mitigated; and
- integrates Smarter Choices transport measures.

Strategic Employment Land Allocations are as follows:

Site No.	Location - Enterprise Bognor Regis	Gross site Area (ha)
1	Salt Box	11.7
2	Rowan Park	3.2
3	Oldland's Farm	23.8

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Site No.	Location - Enterprise Bognor Regis	Gross site Area (ha)
4	Former LEC Airfield and adjoining land	29.3
	<b>Location - Greater Littlehampton</b>	
5	Courtwick	1.5
6	North Littlehampton	2.0
	<b>Location - Angmering</b>	
7	West of A280 - North of Water Lane	3.0 <sup>(20)</sup>
	<b>Total Allocations</b>	74.5

**Table 8.1 Strategic Employment Land Allocations**

### 8.7 Employment Land. Development Management

- 8.7.1** National planning policy aims to ensure that the planning system does everything it can to support sustainable economic growth. Protecting and enhancing existing employment sites and premises can make an important contribution to ensure that there is sufficient available floorspace and the opportunity for good quality modern workspace providing employment opportunities in the District. A flexible supply of employment land and premises to meet business needs includes the protection and upgrading of existing sites where these are accessible and there is a good prospect of continued employment use.
- 8.7.2** Arun's Economic Strategy, *Open for Business*, identifies 'Maintaining and improving business infrastructure' as a key objective. This includes a combination of positive interventions to modernise and enhance employment sites and premises and supporting planning policy to prevent loss of employment sites to other uses.
- 8.7.3** Through its planning and economic development roles, the Council will work with partners to promote improvement and upgrading of employment sites, particularly those which are well located to achieve the objectives set out in the Economic Strategy and other regeneration strategies. This will include measures such as:
- Working with landowners, property management agents and businesses to improve the quality of commercial sites and premises;

20 (A standard plot ratio of 0.4 shall be applied to the gross site area to calculate the approximate floorspace that could be accommodated. The resulting floorspace shall then be discounted by 50% to account for the sensitivities of this site which borders the South Downs National Park.)

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- Promoting effective management of employment areas, including addressing issues such as the length of leases, flexible layouts, parking and travel plans;
- Developing a Business Crime Reduction Partnership and undertaking measures to design out crime;
- Improving broadband connectivity; and
- Developing Local Development Orders as appropriate.

**8.7.4** The need to protect existing employment sites where these remain viable for future business use is recognised as a key issue both in Arun and elsewhere across Coastal West Sussex. In recent years, there have been strong development pressures for the conversion of employment sites and premises to higher value uses such as housing and retail. This has led to the loss of a number of employment sites, which has accentuated the imbalance between housing and employment provision in the local area. Local authorities in the Coastal West Sussex area are committed to developing policies for the protection of employment land.

**8.7.5** Identified housing need may be present in many communities but the change of use from employment may be inappropriate compared to alternatives, including a need to retain or promote economic vitality within communities. Before any change of use from employment will be considered, through the Local Plan, the Council will require that it is demonstrated that a site is no longer required and is unlikely to be re-used or redeveloped for industrial/commercial purposes. This should include a clear demonstration of marketing, viability appraisal and the suitability of the site to accommodate a new use - using a methodology to be agreed by the Council at pre-application advice stage. An assessment will need, but not exclusively, reference:

- a. Location of the site
- b. Quality and suitability of buildings
- c. Site layout
- d. Accessibility
- e. Proximity to major transport routes
- f. Other uses in the neighbourhood
- g. Cost of demolition or refurbishment set against future value for employment uses:
- h. Length of time the site has been vacant and the efforts made to market the site in ways to attract different types of employment uses
- i. Impact of an alternative use upon the amenity and viability of other business uses in the vicinity of the site

**8.7.6** The Council, through the Local Plan, requires that employment sites will be marketed to address both the re-use of the current premises and the potential for re-development for alternative business uses/premises. In assessing the marketing of sites, the Council will take into account the price or rental values at which the site is marketed, (which should be justified in the context of the local and sub-regional market), how widely the site has been marketed, and for how long, how interest in the site has been objectively dealt with and the conditions/state of the land or premises

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- including their upkeep before and during marketing and viability. The applicant, their agent or another party to be agreed by Arun District Council will be responsible for fulfilling this requirement.

- 8.7.7** Options for the re-use of sites can include refurbishment, sub-division of premises and re-development of the site for employment purposes. Options could also address requirements for alternative forms of employment use, such as small starter or 'move-on' units. If established as appropriate through this exercise, live/work units or mixed uses on a site may be considered as an option by the Council, before change of use away from employment.
- 8.7.8** To support the Strategic Policies, the following Development Management policies focus on locally specific issues affecting the District in relation to employment namely: protection of sites, promoting business led regeneration, protecting against inappropriate business development and giving guidance on development that supports the rural economy.

### Policy EMP DM1

#### **Employment Land: Development Management.**

##### **1. Enhancement of employment premises and sites**

The Council will seek to protect and enhance existing employment sites and premises in order to maintain a supply of good quality commercial sites and premises to meet the needs of businesses and the local economy.

The Council will promote and support positive measures to upgrade existing employment areas through:

- a. Supporting appropriate proposals for development/re-development of employment floorspace, upgrading or modernisation of existing premises and/or proposals which make more efficient use of under-used employment sites and premises; and
- b. Working with landowners and developers to achieve better management of employment areas, including measures which increase sustainability and reduce crime.

##### **2. Protection of existing employment premises and sites**

Existing employment sites and premises will be protected where there remains a reasonable prospect of employment use. Excepting Permitted Development Rights or Local/Neighbourhood Development Orders, change of use from Business Class (B1-B8) or similar sui generis<sup>(21)</sup> uses will not be permitted unless:

- a. It is demonstrated that the site is no longer required and is unlikely to be re-used or re-developed for industrial/commercial purposes. This should include clear demonstration of marketing, viability appraisal and the suitability of the site to accommodate the proposed use - using a methodology to be agreed by the District Council at pre-application advice stage; or
- b. The existing location poses insurmountable environmental harm or amenity which cannot be satisfactorily resolved.

The Council will require evidence that the site has not been made deliberately unviable, that marketing has been actively conducted for a reasonable period of time and that alternative employment uses have been fully explored.

##### **3. Relocation and expansion of existing businesses**

The Council will positively encourage the relocation of existing firms wishing to expand within Arun District where this will improve their economic and environmental sustainability, improve the local environment for local residents and/or enhance the sustainable

21 Sui generis uses are uses not specifically categorised in the four main Use Classes and are their own specific use

development potential of adjoining sites. The Council will support the regeneration and renewal of these sites and their surroundings for housing and mixed-use development, if this assists the viability of the business relocation in Arun District.

### **4. Office development**

The Council will seek to direct office development to the town centres. Enterprise Bognor Regis will also be considered as a suitable location for office development in accordance with Policy EMP DM2.

### **5. Range of unit sizes**

Where appropriate the Council will require the provision of a range of unit sizes including small and medium sized business units and live-work units in new economic development and mixed-use sites to ensure the needs of businesses are met.

### **6. Economic growth outside the Built-up Area Boundary**

Planning permission will be granted on sites outside the built-up area, provided that the proposal demonstrates:

- a. That it is an appropriate sized extension of an existing employment site, or no acceptable alternative can be identified within existing permitted or allocated sites, or within or through redevelopment of existing commercial premises;
- b. That it would not intensify uses at the site to the detriment of existing public access routes and highways;
- c. A high standard of design, layout and landscaping appropriate to the context;
- d. That it is capable of being well served by public transport or otherwise is readily accessible by means other than by private car to a significant residential workforce if employment intensive uses are proposed;
- e. Access arrangements and parking facilities will be provided in accordance with the Council's adopted standards;
- f. A sympathetic relationship to the surrounding areas that shows consideration of the landscape, habitat, built and historic environment contexts, the opportunities to deliver on-site habitats and protect key species.
- g. A satisfactory relationship with neighbouring uses in order that the amenities of nearby residents, in particular, are protected; and
- h. Where appropriate, crime prevention measures are incorporated.

### **7. Conversion of rural buildings outside of the Built-up Area for industrial or business use**

Proposals for conversion of buildings for industrial or business uses outside the built-up area will be permitted provided that:



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- a. The building is structurally sound, of permanent construction, and capable of conversion without rebuilding or significant alteration or extension;
- b. The resultant building use will not have an adverse effect on the rural character of the area in respect of the nature and level of activity likely to be generated, including the resultant traffic level;
- c. The resultant building and ancillary areas are sympathetic to its setting in terms of form, bulk and visual design;
- d. Where the building is of historic or architectural importance, there is no adverse effect on the character and appearance or features of architectural or historic interest, internally and externally, which the building possesses, or its setting; and
- e. The traffic to be generated by the new use can be safely accommodated by the site access and the local road system.

A structural survey may be required to demonstrate that the building is capable of conversion.

Provision for accommodating protected species identified by survey will be incorporated into the scheme.

Where necessary, planning conditions will be imposed removing relevant Permitted Development Rights under the General Permitted Development Order.

### 8. New agricultural buildings

Agricultural buildings will be permitted provided that:

- a. Their scale, siting, design materials and use of landscaping minimise the visual impact on the landscape; and
- b. New buildings are grouped with any existing buildings in order to minimise visual impact on the landscape. Isolated buildings will be permitted where their location is essential to the agricultural activity being undertaken where they are not situated in a prominent location.

### 9. Farm shops

Proposals for farm shops outside of the built up area boundary will be allowed provided that:

- a. The viability of nearby existing village shops will not be significantly affected;
- b. The proposal makes use of existing buildings where these are suitable and can be made available;
- c. The development would not have an adverse impact on the character, appearance and amenities of the area, taking account of factors including the likely level of activity to be generated, parking and access requirements;
- d. Adequate vehicular access arrangements exist from the site to the road network and that the means of access uses roads capable of accommodating the vehicle movements likely to be generated by the development without detriment to highway safety and the residual cumulative impacts to residential amenity are not severe; and
- e. All proposals for development which are likely to attract significant numbers of visitors are able to demonstrate that they are in accessible locations and produce workable and realistic travel plans.

The type and range of goods sold will be limited by planning condition or legal agreement, as appropriate to give effect to this policy.

### **10. Sustainable farm diversification**

Proposals for new rural enterprises within established agricultural holdings will be permitted provided that:

- a. The scheme benefits the economy of the rural area of which it is part;
- b. Wherever possible appropriately located existing buildings are reused;
- c. New and replacement buildings are appropriate in scale, form, impact, character and siting to their rural location;
- d. Wherever possible new or replacement buildings should be located within or adjoining an existing group of buildings;
- e. The diversification scheme would not harm the countryside's rural character, landscape, historical landscape features and wildlife by the nature and level of activity (or other effects such as noise or pollution); and
- f. The proposal does not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal or require improvements to these roads which would be detrimental to their character.

Proposals must set out how the scheme will assist in retaining the viability of the farm and its agricultural enterprise, and how it links with any other short or long term business plans for the farm.

Developments with respect to all of the above shall also be consistent with all other Local Plan policies.

## 8 Employment & Enterprise

- 8.7.9** The above policy seeks to provide flexibility for employment uses of land and the needs of enterprise. It builds on the Employment Land Provision strategic policy and underpins Arun's requirements for developers in relation to any applications for a change of use from employment to other uses including housing. The approach to specific economic sectors, Retail, Tourism, Soils, Horticulture and Equine Developments are set out elsewhere in this Economic Prosperity chapter of the Local Plan.

### 8.8 Enterprise Bognor Regis

- 8.8.1** The 2003 Arun District Local Plan promoted new employment development in Bognor Regis through the allocation of land at Oldland's Farm for employment development. Following preparation of the Arun Employment and Economic Land Assessment (EELA), detailed feasibility and viability assessments relating to the Oldland's Farm site were undertaken. This work identified a number of options for taking the site forward.
- 8.8.2** Further work through the Coastal West Sussex Partnership has recognised the importance of Enterprise Bognor Regis for the whole of Coastal West Sussex. An ambition of the council is to have enterprise zone status for the site. It's proposed designation has the backing and prioritisation of the Coast to Capital Local Enterprise Partnership. The area identified straddles Bersted, Bognor Regis and Felpham and comprises four component areas: Salt Box, Rowan Park, Oldland's Farm and LEC Airfield with adjoining land. These sites are identified as Strategic Employment Sites 1-4 of this Plan.
- 8.8.3** Development of sites within Enterprise Bognor Regis will be phased over the Plan period. The Council is committed to continuing consultation with potential developers and other key stakeholders as individual proposals and planning applications are brought forward. A Local Development Order for Enterprise Bognor Regis will be adopted to simplify planning permission in order to help deliver certainty for growth.
- 8.8.4** A major part of the site at Oldland's Farm (Site 3) has the benefit of planning permission granted in March 2014. The total site area of the planning permission is 18.94Ha which includes a developable area of 12.22 ha and a flood compensation area of 6.72Ha to the north of the allocated site. It consists of a full planning permission for access and road and flood compensation area together with an outline planning permission for 33,116 sqm of mixed commercial and industrial uses. The 8,082 sq m of retail uses which will be provided are to enable the provision of access roads, servicing, utilities to 25,034 sq m of B1/B2/B8 uses. That is, the retail element helps to deliver the servicing needed to support these uses. The development of the site is conditioned to ensure that no more than 50% of the approved non B1, B2 and B8 class floor-space within Phase 1a can be occupied until the infrastructure services and preparatory works to enable/facilitate the development of Phase 1b have been carried out in accordance with the details approved by the Local Planning Authority.

### Development principles

- 8.8.5** The Council's vision for Enterprise Bognor Regis is the creation of an employment-led development, focused on meeting business needs through the provision of allocating appropriate land. Proposals should be ambitious with the aim of creating a modern and innovative employment area which can attract new and expanding businesses to Bognor Regis. This is supported by this Plan through the allocation of a range and choice of sites that particularly encourage a range of types and sizes of B-class premises to meet different sector/occupier needs; allow for the growth and expansion of existing occupiers based in Bognor Regis; facilitate strategic developments elsewhere in Bognor Regis through the relocation and/or consolidation of users; contribute to meeting employment needs in the wider Coastal West Sussex Partnership area and specific provision for start-up and small businesses (e.g. managed workspace).
- 8.8.6** B1 office space is recognised to be a main town centre use and therefore relevant to the sequential approach. However, requirements for office space are unlikely to be accommodated solely within or adjacent to Bognor Regis Town Centre . For this reason, the Plan also identifies Enterprise Bognor Regis as being a suitable location for B1 office uses.

### Policy EMP DM2

#### Enterprise Bognor Regis

The areas constituting Enterprise Bognor Regis, identified as sites 1-4 of the Strategic Employment Land Allocation, are allocated to promote economic growth in Bognor Regis and the wider Coastal West Sussex sub-region. A phased mix of B1, B2 and B8 uses will be supported where the following are addressed:

- a. Suitable upgrading and provision of access and/or junctions to the A29/A259 and Rowan Way as appropriate;
- b. A suitable Transport Assessment and Travel Plan demonstrating how the impacts of development can be mitigated and to improve a modal shift towards an increase in sustainable transport;
- c. Appropriate flood mitigation works;
- d. Connection to the existing sewerage system off-site at the nearest point of adequate capacity and where located within a flood risk area a sealed sewerage system;
- e. A suitable habitat assessment, and where necessary, mitigation measures to ensure no overall loss of biodiversity; given the importance of the area in relation to wildlife, particularly protected species;
- f. A high standard of design and landscaping to maximise the 'gateway' location of the sites and
- g. Suitable screening to protect the amenity of existing residents.
- h. Development proposals incorporating retail, leisure or office development should demonstrate that the proposal satisfies the sequential test and impact test in accordance with national planning policy.

In order to attract new employment investment, and to realise the Council's vision for the site, the Council recognises that the provision of non B-class employment development could be appropriate to support sustainable and viable employment development. The inclusion of such non B-class uses will be permitted therefore subject only to the following conditions:

- i. Compatibility with the predominant use of the site for B-class employment uses;
- j. Be of a scale and nature that would not undermine the Plan policies designed to encourage regeneration of Bognor Regis town centre or impact significantly on Chichester City Centre;
- k. Be of a scale and nature so as not to generate levels of traffic, cause environmental impacts or involve noise sensitive uses that adversely affect the operations of B-class employment uses on the site; and
- l. Class C3 Residential use will not be considered appropriate.

## 8 Employment & Enterprise

Development of each site within Enterprise Bognor Regis will not be acceptable on a piecemeal basis; proposals will only be considered in the context of an overarching master plan for each site developed in conjunction with the Council.

Any proposals relating to site 4 - LEC Airfield and adjoining land must also ensure the following points are addressed:

m. Measures for delivery of the link road between the A259 Felpham Way and the Bognor Regis Relief Road with reference to the safeguarded alignment in Policy T SP3 (Safeguarding the Main Road Network);

n. Phase 1 proposals to not prejudice the delivery of any Phase 2 infrastructure and must include appropriate layout and design to ensure integration between the phases;

o. Incorporate routes for cycling and walking which also provide opportunities for wildlife and biodiversity. These routes must link employment to Bognor Regis town centre, the coast and adjoining Felpham-Bognor Regis gap;

p. Incorporate a high quality landscape buffer alongside the urban fringe of any development in order to conserve the open countryside between settlements;

q. Include suitable survey in relation to contaminated land and appropriate remediation strategies;

r. Class C1 - Halls of Residence for workers and students may be considered acceptable within the mix of employment land delivery.

Redevelopment of site 2 - Rowan Park, should not take place until the existing use has been successfully relocated.

### Phasing and timescales

**8.8.7** It is anticipated that development will be undertaken in planned phases and extend over a number of years. Initial phasing assumptions are summarised in the table below. Research required to inform the Local Development Order has identified the indicative gross floorspace capacity, detailed in Table 8.3. Changes in economic, market and business circumstance may mean that sites can be brought forward earlier in the plan period. Successful bids for external resources, for example through the Coast to Capital LEP, may also impact on the phasing of development.

Phase	Indicative timescale	Site(s)
1	2015 - 2019	Oldlands Farm (Phase 1) Salt Box (Phase 1)

## 8 Employment & Enterprise

Phase	Indicative timescale	Site(s)
2	2020 - 2024	Oldlands Farm (Phase 2) Salt Box (Phase 2) Former LEC Airfield
3	2025 - 2029	Rowan Caravan Park <sup>(22)</sup> Land north west of LEC Airfield

**Table 8.2 Indicative phasing of sites**

Site	Gross Site Area (ha)	Gross Floorspace (Sq.m)	Indicative Use Class
1 – Salt Box	11.8	25,130	B1/B2
2 – Rowan Park	3.3	8,950	B1/B2
3 – Oldlands Farm	23.8	48,160**	B1/B2/B8
4 – Former LEC Airfield and adjoining land	30.5	9,000 to 9,500	B1

**Table 8.3 Site size (Ha), indicative gross floor area (sq.m) of sites and Use Class for employment**

**\*\*This figure includes the 25,035 sqm of B class permitted floorspace at Oldlands Farm.**

**8.8.8** It should be noted that this phasing is indicative and the Council will generally support delivery of sites at the earliest opportunity and concurrently. Competition between sites is encouraged to ensure diversity of opportunity and to maximise delivery prospects, subject to:

- Earlier phases of development enabling subsequent phases, including the safeguarding of access points, to be demonstrated in the form of an illustrative master plan indicating how initial phases secure an appropriate form of future development;

22 This site should only come forward if the Caravan Park can be relocated or the Council decides not to renew its lease.



- Development not prejudicing delivery of development on any other part of the Site; and
- Provision of adequate infrastructure and servicing to meet cumulative impacts arising from the anticipated development of future phases.

### 8.9 Employment and Skills

- 8.9.1** Development can help to enable the challenge of meeting the Local Plan's strategic objective for employment and underpin the Economic Strategy for Arun by helping to meet district-wide requirements for skill enhancement. In particular the Council wishes to introduce Employment and Skills Plans for major developments in the District in order to use the opportunities presented by development to improve local employment and training. This will help address the longstanding problems in the District including low qualification and skill levels which act as barriers to people accessing work and support local enterprise. These plans will be required for the construction phases of residential development of more than 50 homes and commercial schemes of more than 1000 sq m. Plans will also be required for the occupancy phase of commercial schemes that provide more than 50 jobs.
- 8.9.2** The main evidence to support the need for Employment and Skills Plans in the District are:
- a. Unemployment and worklessness data;
  - b. Low Job Density in Arun District compared to West Sussex and the Coast to Capital LEP area and
  - c. Low residents skills base in Arun District compared to West Sussex and the Coast to Capital LEP area.
- 8.9.3** Arun District Council, as the local planning authority, can request contributions, either financial or in kind, through planning obligations for measures directly related to a development. This arrangement derives from Section 106 of the Town and Country Planning Act 1990. Employment and Skills Plans in Arun District will not require any financial payments but will instead deal with site-specific measures delivering jobs and training for local people. These measures will be negotiated on a site by site basis and will not be unduly onerous while still delivering real benefits on the ground. This is in line with the National Planning Policy Framework (NPPF), which states that developments should not be subjected to a scale of obligations that would threaten their ability to be developed viably. The Community Infrastructure Regulations (2010, amended 2011) sets three policy tests for the use of planning obligations: necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development. Employment and Skills Plans will therefore be required to meet these tests. The threshold for Employment and Skills Plans will be subject to regular review in order to take on board lessons learnt from the implementation of individual plans.



## 8 Employment & Enterprise

### Policy SKILLS SP1

#### Employment and Skills

The Council will encourage development proposals that support the following:

- a. Raise skills levels and increase employability;
- b. Tackle skills shortages in existing and potential business sector clusters that are, or have the potential to be, strengths in the local economy;
- c. Promote skills on strategic housing and employment sites particularly with regard to construction skills;
- d. Address barriers to employment for economically inactive people; and
- e. Provide for the development of childcare facilities within or close proximity to employment sites.

Employment and Skills plans will be required for the construction phases of residential development of more than 50 homes and commercial schemes of more than 1000 sq m. Plans will also be required for the occupancy phase of commercial schemes that provide more than 50 jobs.

### 8.10 Telecommunications

- 8.10.1** Governments objective for the planning system is to facilitate the growth of new and modernisation of existing telecommunication systems in order to ensure that people have a choice of providers and services, and equitable access to the latest technology. Advanced, high quality communications infrastructure is essential for economic growth. The development of high speed broadband technology and other communications networks also play a vital role in enhancing the provision of local community facilities and services<sup>(23)</sup>.
- 8.10.2** The Council is committed to providing the highest broadband speeds possible across the District to attract businesses and foster economic growth. Exclusion from access to broadband not only creates a barrier to economic growth but can also reduce access to public services and employment opportunities, cause social isolation and increase the cost of non-web based interactions (discounts for online billing or payments).
- 8.10.3** Recent funding from the government and West Sussex County Council will mean that 95% of the county will have access to superfast broadband by April 2015. This funding will contribute towards the installation of new cabinets or equipment to suit potential other technologies across the District to ensure that existing households and businesses can connect to the network. The installation of cabinets introduces

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23 National Planning Policy Framework

the potential for cables to be directly connected up to individual households and businesses. Retrofitting superfast broadband into existing development is a costly and disruptive process, therefore measures to incorporate fibre optic cables directly into new development, as part of the construction process, will be encouraged.

- 8.10.4** The policies set out below aim to support the strategic aim of delivering high quality telecommunications infrastructure to promote economic growth and the development management criteria by which individual proposals will be judged.

### Policy TEL SP1

#### **Strategic delivery of telecommunications infrastructure**

Direct access to high quality communications infrastructure, including superfast broadband, is required to promote economic growth and to improve access to goods and services and opportunities to work from home.

All proposals for new residential, employment and commercial development must be designed to be connected to high quality communications infrastructure to ensure that fibre optic or other cabling does not need to be retrofitted.

Where relevant, evidence to show that development cannot be directly connected to high quality communications infrastructure due to viability or technical reasons, must be provided.

Where the installation of electronic communications equipment and cabinets is required to deliver high quality communications infrastructure there will be a presumption in favour of their development, subject to criteria set out in the Telecommunications Development Management Policy and other Local Plan policies.

### Policy TEL DM1

#### Telecommunications

Permission for telecommunications development will be granted provided that:

- a. There are no satisfactory alternative sites for telecommunications available;
- b. Alternatives have been investigated, including the possibility of mast sharing and mounting the antennae required on existing buildings or other structures
- c. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate;
- d. The proposal will not have an unacceptable impact upon the landscape, sites protected for nature conservation or heritage assets;
- e. The proposal will not have an adverse effect on the amenity of local residents;
- f. Proposals include full details of all new landscaping, screening and of any trees or vegetation to be retained on the site. In addition, details of a satisfactory scheme to return the site to its former or improved condition once operations have ceased are also required;
- g. Proposals include full details of the design and external appearance of the development including siting, colour and materials;
- h. Proposals include full details of associated developments, including access roads and other ancillary buildings to service the development and their likely impact upon the environment;
- i. Proposals have regard to aerodrome safeguarding (Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas);
- j. Communications infrastructure does not cause significant interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.

Applications for telecommunications development (including for prior approval under Part 16 of the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:

- k. The outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college or within a statutory safeguarding zone surrounding an aerodrome or technical site;
- l. For a new mast or base station, evidence that the applicant has explored the possibility of erecting antennae on an existing building, mast or other structure and for an addition to an existing mast or base station, and a new mast or base station, a statement that self-certifies that, when operational, International Commission guidelines will be met; and
- m. Where prior notification is required, the Council will require developers to demonstrate what attempts have been made to minimise impact through appropriate siting and design.

Guidelines published by the Health Protection Agency Centre for Radiation, Chemicals and Environmental Hazards (CRCE) in respect of electromagnetic fields, will be taken into account in assessing proposals.

The use of conditions or planning agreements will be considered to secure landscaping, as well as restoration of the site once operations have ceased.

Proposals for the construction of new buildings or other structures must not cause interference with broadcast and telecommunications services.

Developments shall also be consistent with all other Local Plan policies.

### 8.11 Planning for uncertainty and flexibility

#### Planning for uncertainty

**8.11.1** The Arun District Local Plan looks ahead to 2031. During this time period situations, including the economic climate, will inevitably change. This Plan provides flexibility in order to deal with changing circumstances. There is a requirement in the NPPF to regularly review employment land allocations, as detailed in the PPG. This will help the Local Plan to be kept up-to-date. In addition migration patterns will be reviewed and housing strategy reconsidered on both the basis of evidence and progress towards achieving this Local Plan's core goal of local employment growth. Employment land reviews will help to avoid the long-term protection of employment sites where there is little prospect of them being brought forward for employment uses; instead allowing alternative uses that support sustainable local communities. The employment land reviews will pay special attention to the NPPF aims for a prosperous and sustainable rural and semi urban economy as does this Local Plan by:

- supporting the sustainable growth and expansion of all types of business and enterprise in areas through the conversion of existing buildings and well-designed new buildings;
- promoting the development and diversification of agricultural and other land-based rural businesses;
- supporting sustainable tourism and leisure developments that benefit businesses, communities and visitors and which respect the character of the countryside or townscape;
- helping to promote the retention and development of local services and community facilities in villages and parades; and
- enabling modern infrastructure such as superfast broadband and its role in supporting towns as service and employment centres for their local communities.

## 8 Employment & Enterprise

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- 8.11.2** The Council will undertake a review or partial review of the Local Plan if evidence and monitoring suggests that significant amendments will be required to the Local Plan employment land allocations, either in terms of the need for additional allocations to be identified, or existing allocations to be removed from the Plan. Above all, development management decisions need to secure jobs and growth by using robust data for informed decision-making, including evidence in employment land reviews. This will help to ensure a whole economy approach and be more responsive to future change and local needs.



## 9 Retail

### 9.1 Retail and the hierarchy of centres

**Arun's Local Plan strategic objective for Retail is to:**

**"Create vibrant, attractive, safe and accessible towns and villages that build upon their unique characters to provide a wide range of uses and which are a focus for quality shopping, entertainment, leisure, tourism and cultural activities."**

#### **Hierarchy and role of centres**

- 9.1.1** Town and village centres are the heart of Arun's communities and provide a focus where people shop, work, live and visit. They are also accessible locations, well served by public transport, making them sustainable places to locate development and activities that attract large numbers of people. Arun's town and village centres play host to a range of uses, including shops, restaurants, leisure and entertainment facilities, offices and residential development. All of these activities together play a role in creating vibrant and successful town and village centres.
- 9.1.2** Although town and village centres incorporate a range of different uses, shopping is a particularly important activity which draws many people and therefore helps to underpin other uses. However, the traditional role of town and village centres as the main focus for retail activity has been challenged in recent years by 'out-of-town' retailing and internet shopping. In addition, increased mobility means that people are prepared to travel further to shop in larger centres. This has created a very competitive environment where Arun's centres need to diversify to retain or regain market share and attract new trade.
- 9.1.3** The Local Plan identifies Arun's shopping centre hierarchy; this in broad terms helps to determine the types of uses and the scale of development envisaged for each centre.
- 9.1.4** Bognor Regis and Littlehampton both offer a range of financial, shopping and leisure services within their town centres. Town centres are those defined in the NPPF as the primary shopping area and areas predominantly occupied by main town centre uses. However, according to Arun's Retail Study both centres are smaller and provide a more limited range of shops and facilities than other centres in West Sussex, notably Worthing and Chichester town centres which are a significant draw on Arun residents. Large numbers of Arun's residents therefore travel outside of the District for shopping, leisure and entertainment. Arun District 2013 Retail Study, the 2016 update and other recent retail studies have highlighted weaknesses in the retail offer provided by the two coastal towns, in particular an over-reliance on value retailers, with relatively few higher quality 'premium' retailers. The two towns would therefore benefit from new investment to enable them to provide a wider range of facilities. With regards to convenience goods retailing, the 2013 Retail Study and 2016 update identifies little need for additional provision during the plan period. For comparison goods retailing the Study identifies a modest need for additional provision in Bognor Regis and Littlehampton towards the end of the Plan period.



- 9.1.5** Arun also includes the medium sized centres of Arundel and Rustington which are Local Service Centres (the equivalent of 'District Centres in NPPF terms'). Arundel has a multiple role as a historic market town, tourist and visitor destination and cultural centre. Rustington has a wide range of services and retail types, attracting significant loyalty from its catchment area. It provides a good range of shops and commercial services such as banks, but provides limited employment, leisure and community facilities.
- 9.1.6** In addition, there are a number of smaller suburban and village locations. These play an important role in providing for day to day needs, not only in terms of convenience shopping, but also through community facilities. By providing a range of facilities in locations which are easily accessible for local people, they provide a focus for the community and help to reduce the need to travel. The Village and Suburban Centres are defined as follows: Aldwick, Angmering, East Preston, Barnham, Bersted (North Bersted - Royal Parade/Chichester Road), Felpham (Village), Ferring, Middleton - Middleton Road/Elmer Road, Rose Green, Walberton, West Meads, Wick and Yapton. Some further centres will be developed in accordance with the site allocations. Village and Suburban Centres are the equivalent of local centres in NPPF terms.

### Policy RET SP1

#### Hierarchy of Town Centres

The hierarchy of centres in Arun will be maintained by supporting and promoting measures which reinforce their role in meeting community needs and providing a focus for a range of activities including: retail, leisure, commercial, office, tourism, cultural, community and residential development. This range of activities will promote economic resilience for the vitality of our centres.

#### Town Centres

Bognor Regis and Littlehampton will be the main focus for major retail, leisure, commercial, office, tourism, cultural, community and residential development. The Council will positively welcome developments and initiatives aimed at the sustainable economic growth and social wellbeing of the town centres. Such developments will diversify customer choice, aid economic resilience, improve quality both in design and the range of facilities and enhance competitiveness.

#### Local Service Centres

Rustington will maintain its existing role as a centre providing a good range of shops serving the local population, together with a range of other services and facilities. The Council will welcome development and initiatives which add cultural, community and leisure diversity to the centre to aid economic resilience and vitality.

Arundel will maintain its existing role as a service centre providing both a range of shops and services for the local population and fulfilling a specialist role as a tourist and visitor destination.

Primary and secondary frontages policy apply to the town centres and large service centres. <sup>(24)</sup>Town Centre boundaries and frontages are shown on the Policies Map.

#### The Six Villages area

Within the Six Villages area, new retail facilities should take account of the existing population and their needs as well as the strategic needs of any new development.

#### Village and Suburban Centres

Village and suburban centres, including shopping parades and stand alone shops form an important resource for businesses, visitors and residents. The expansion and additional provision of such facilities to a scale appropriate to the existing settlement or the planned expansion of that settlement will be welcomed by the Council provided that it adds to the range and accessibility of goods and services.

### 9.2 Retail development

- 9.2.1** All applications for growth related to the activities in this policy need to comply with the provision set out in the National Planning Policy Framework. For the avoidance of doubt, impact assessment for growth of office, leisure and retail development will be required from a threshold of 1,000 sqm for Town Centres, Large Service Centres and the Six Villages and 200 sqm for village and suburban centres. At any scale, impact may be a material consideration which needs to be addressed and any impact assessment should be appropriate to the scale of the development and address the likely impacts relevant to the proposed development. The Council will welcome initiatives focused on the pro active management of the retail centres in the District to maintain and enhance their qualitative environment. Primary Shopping Areas within Arun are the defined town centre boundaries, not just the primary / secondary frontages. In considering individual proposals for changes of use from A1 retail in town centres under section 2 of policy RET DM1 the Council will take account of the location of the premises in relation to the primary and secondary frontages identified in the Plan.
- 9.2.2** No specific provision is proposed by this plan for further out of centre retail development or found to be necessary from the 2013 Retail Study or 2016 update. The Council will adopt a rigorous approach in assessing any such proposals in accordance with national policy.

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24 See Retail Development - Development Management Policy - criteria for retail development.

### Policy RET DM1

#### Retail development

##### 1. Criteria for Town Centre uses

The Council will seek to maintain the existing hierarchy of retail centres within Arun. Town Centre uses which accords with this hierarchy will be permitted provided that:

- a. The proposal is of a high standard of design, materials and layout and has due regard to the character of the site and its surroundings, however this does not limit the potential for outstanding or innovative design to enhance the character of the area;
- b. It is easily accessible by public transport;
- c. It includes provision for access by cycle and on foot;
- d. It includes appropriate provision to enable access for people with disabilities; and
- e. The design incorporates crime prevention measures.

Applications for A3 Uses will need to be accompanied by details of the provisions for the extraction of fumes and cooking odours and the provision of areas for the collection of waste.

##### 2. Town Centres uses within primary and secondary shopping frontages

Along the primary or secondary shopping frontages, as defined on the Policies Map, proposals for retail (Use Class A1) will be permitted. Proposals for financial and professional services (Use Class A2) uses and food and drink premises (Use Class A3) will be permitted provided that:

- a. The proposal would not create a concentration of non-retail uses to the detriment of the vitality of the town centre;
- b. Provision is made for a window display, appropriate to a shop front, which is in keeping with the character of the shopping area; and
- c. There is no detrimental effect on the character or amenities of the area through smell, litter or noise.

The Council will require evidence that the unit has not been made deliberately unviable, that marketing has been actively conducted for a reasonable period of time and that alternative retail uses have been fully explored.

##### 3. Town Centre uses outside the Town Centres and Local Service Centres

Town Centre uses should be accommodated in town centres. Proposals for Town Centre uses outside the centres defined on the Policies Maps will only be permitted if:

- a. The scheme meets the impact tests of the NPPF;

- b. The scheme is easily accessible by the highway network and public transport;
- c. The scheme includes provision for access by cycle and on foot;
- d. The scheme includes appropriate provision to enable access for people with disabilities.

Applicants proposing retail development on out of centre sites will demonstrate that no suitable site can be found, firstly within the existing town centre or, secondly, on the edge of the centre.

Where these criteria are satisfied and permission is granted it will be made subject to planning condition or legal agreement, as appropriate, to restrict the range of products sold.

Impact assessment for growth of office, leisure and retail development outside of town centres will be required from a threshold of 1,000sqm for Town Centres, Large Service Centres and the Six Villages larger centres and 200 sqm for village and suburban local centres.

#### **4. Village and suburban centres**

Change of use from retail will not be permitted for shops which are located outside the defined Town Centres and Local Service centres. An exception may be made where it can be demonstrated that retailing is no longer a viable use, particularly where the premises have remained vacant for a long period and where reasonable attempts have been made to market the premises for retail purposes. The Council will require evidence that the unit has not been made deliberately unviable, that marketing has been actively conducted for a reasonable period of time and that alternative retail uses have been fully explored.

#### **5. Reuse of redundant floorspace**

Within the Principal Shopping Areas, proposals for the re-use of vacant floorspace on the upper levels for residential, commercial and community purposes will be permitted provided that:

- a. It can be demonstrated that non retail use of the upper floor will not inhibit business needs for workspace, storage or retail expansion;
- b. The development has no significant adverse effects for the occupiers of neighbouring properties; and
- c. The proposal reflects the need to minimise noise intrusion. Applications must be accompanied by details of noise insulation measures required.

A reduction in the car parking standards will normally be acceptable provided that there is no adverse effect on the levels of traffic congestion and road safety.

### **6. Markets and car boot sales**

Within town centres and large service centres temporary markets will be acceptable provided they add diversity and interest to the centres provision.

In the countryside proposals for outdoor markets and car boot sales will not be permitted unless they would make use of land already in non-agricultural/non-horticultural use, such as outdoor recreation.

Proposals should not have an adverse impact on the character, appearance and amenities of the area, taking account of factors including the likely level of activity to be generated, parking, road congestion on approaches to the site and access requirements.

Proposals for large scale permanent markets or car boot sales should not affect the existing hierarchy of retail centres.





## **Arun's Local Plan strategic objective for Tourism is:**

**"To create vibrant, attractive, safe and accessible towns and villages that build upon their unique characters to provide a wide range of uses and which are a focus for quality shopping, entertainment, leisure, tourism and cultural activities."**

### **The visitor economy**

- 10.0.1** Tourism is a vitally important part of Arun's economy: short breaks, activity holidays, visiting friends and relations and visits by people from abroad. Cultural and business tourism have also expanded over the past decade. It is important to ensure that Arun is well placed to meet the needs of the changing visitor economy.
- 10.0.2** *Sussex By The Sea Visitor Strategy* 2006-2011 identified a number of strategic priorities including the diversification of the coastal tourism product; increasing the value and spend by day and staying visitors; improving the quality of the visitor experience; developing 'Sussex by the Sea' as a sustainable destination; and raising the overall profile and image of the area.
- 10.0.3** *Arun Economic Strategy* 2009-2026 identifies tourism as one of the District's key employment sectors. It includes an Action Plan which will enable a number of the priorities listed in the Visitor Strategy to be implemented.
- 10.0.4** The Strategy identifies three distinct tourism offers:
- Bognor Regis - Seaside tourism with an established evening, pub/bar and club-based leisure economy. There has been substantial investment in tourism in recent years and much proposed; notably activities linked to Butlins. Bognor Regis also has heritage and green space assets which add to its visitor offer.
  - Littlehampton - tourism focused mainly on the harbour and seafront.
  - Arundel - heritage offer (Cathedral and Castle), links to the South Downs and specialist retail economy.
- 10.0.5** To promote growth in the visitor economy, the Council will support work for and by the industry to seek continuous improvement and adaptation in the visitor experience. This could include the achievement of higher quality products and services, attraction, diversity and increased competition. The outcome would add increased value to the local economy, especially if longer visitor stays and spending retention can be maximised by such improvement.

### Policy TOU SP1

#### **Sustainable tourism and the visitor economy**

Sustainable tourism development will be encouraged where it protects as well as promotes the main tourism assets of;

- a. the waterfronts – the coast, rivers and estuaries,
- b. the complimentary visitor uses of the fertile coastal plain in conjunction with agriculture, and
- c. the backdrop and access for visitors to the South Downs National Park with the historic town of Arundel as it's focal point, that make the District attractive to visitors.

Proposals for visitor related development will be determined by Arun's capacity to absorb such growth; for Arun this means tourism growth which:

- a. Encourages long-term visitor interest / activity;
- b. Ensures a viable visitor economy;
- c. Provides benefit to local people;
- d. Extends the visitor season; and
- e. Protects and enhances the natural and built environment of Arun.

### **10.1 Tourism related development**

- 10.1.1** Tourism is an important cultural and economic driver for the economy and general well being of Arun. Harnessed well it can provide additional facilities for local residents, a source of employment and a driver to enhance the sense of place in the coastal and inland areas of Arun. Visitor related development can play an important role in rural diversification. The quality of Arun's natural environment draws many visitors. It is necessary to balance the provision of visitor facilities against the need to safeguard the landscape, character and environment of Arun, including the setting of the South Downs National Park and green infrastructure sites, both alongside the coast and inland.

## Policy TOU DM1

### Tourism related development

#### 1. Visitor attractions, facilities and accommodation

Proposals for development, including expansion, which are likely to attract visitors (such as leisure or cultural facilities) will be supported provided that they:

- a. are in accessible locations;
- b. are accompanied by workable and realistic travel plans;
- c. address visitor management issues; and
- d. achieve good design.

Larger scale proposals will generally be directed towards the Economic Growth Areas of Littlehampton and Bognor Regis. Smaller scale development may be suitable in other areas of the District including Arundel.

Excepting Permitted Development Rights or Local / Neighbourhood Development Orders, existing visitor attractions, facilities and accommodation (except camping and caravan sites), will not be granted planning permission for a change of use that leads to the loss of a visitor offer unless it is demonstrated that the use is no longer required and the site is unlikely to be reused or redeveloped for visitor purposes. To demonstrate these requirements, the Council will require:

- e. that alternative visitor uses have been fully explored;
- f. an appraisal indicating that the use is no longer viable;
- g. evidence that the site has not been made deliberately unviable; and
- h. evidence of the suitability of the site to accommodate the alternative use.

Change of use of camping and caravan sites to other uses, including permanent residential use, will not be permitted, unless the site is allocated for other development within the Local Plan.

#### 2. Development outside the Built-up Area Boundary

When assessing proposals for visitor attractions, facilities or accommodation outside of the Built Up Area Boundary these will generally be expected to be small-scale and relate to quiet, informal recreation and enjoyment of Arun's countryside. However, there may

occasionally be circumstances where larger scale facilities may be appropriate where they are associated with enhancing visitor use or appreciation of a specific feature or location; scale and viability will be material considerations.

Development will be permitted at Fontwell Racecourse provided its scale is appropriate for its location and would support the viability and offer of the racecourse.

In all cases, development in the countryside will demonstrate that it is required and is compatible with its countryside location and is sensitively designed to minimise potential impact on the countryside.

Developments with respect to all of the above shall also be consistent with all other Local Plan policies.

## 11 Soils, horticultural and equine developments

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# 11 Soils, horticultural and equine developments

## 11.1 Soils

**Arun's Local Plan strategic objectives for Soils and Horticultural and Equine Developments are:**

**"To strengthen Arun's economic base and provide local job opportunities by increasing, diversifying and improving the quality of employment within the District through the provision of appropriate employment sites, quality affordable accommodation and the development of business support and partnerships."**

**"To plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity."**

**"To protect and enhance Arun's outstanding landscape, coastline and historic built environment, as well as the setting of the South Downs National Park, so reinforcing local character and identity."**

**"To reduce the need to travel and promote sustainable forms of transport."**

- 11.1.1** It is Government policy to safeguard the long term potential of best and most versatile agricultural land in conserving soil resources. The planning system should protect and enhance valued soil because it is an important natural resource. Fertile soil is vital for the production of food, timber, fibre and other crops which are all essential for human existence and which provide economic prosperity.
- 11.1.2** Soil is essential for achieving a range of important eco-system services and functions including food production, carbon storage and climate regulation, water filtration, flood management and support for biodiversity and wildlife. Soil is a finite resource, it needs to be conserved and managed in a sustainable way.
- 11.1.3** Some of the most significant impacts on soils occur as a result of activities associated with construction. A Code of Practice has been developed by DEFRA to assist anyone involved in the construction sector to better protect the soil resources with which they work and in doing so minimise the risk of environmental harm. If the soil and its qualities have been carefully preserved through the construction process, then efforts should be made to return the soil resource to a productive use. On a small scale, developers should seek to include allotments in development plans to encourage productive re-use of the soils and retain some of the agricultural capability of the soils for the future (see the Allotment Policy). On a strategic scale, options could be sought to deploy the soils off-site for the purpose of improving agricultural land quality and production in the vicinity of the development. Consideration could be given to the reuse of soils in a Productive Green Environment within the District's Green Infrastructure Network.
- 11.1.4** Most of the undeveloped coastal plain within the District is high grade agricultural land and falls within the Agricultural Land Classification Grades 1, 2 and 3a. Agricultural Land Classification examines the limitations of land to produce crops

## 11 Soils, horticultural and equine developments

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and does not take into account the other advantages of agricultural land such as carbon storage, support of biodiversity or flood mitigation. Lower quality land often provides these environmental services better than the highest quality land which is more likely to be intensively farmed. When identifying greenfield sites for development if brownfield sites are not available it is for the Local Planning Authority to evaluate which is of most benefit: the economic advantages of protecting high quality land, or the environmental advantages of protecting lower quality land or the balance between the two.

- 11.1.5** Proposals for development on sites of open field horticulture shall be subject to the Soils Policy. Proposals for development relating to protected cropping (i.e. glasshouses and polytunnels) shall be subject to the Horticulture policy
- 11.1.6** It is national policy to take into account the economic and other benefits of the best and most versatile agricultural land. Therefore the Council requires that a planning application on agricultural land falling within Grades 1, 2 and 3a of the Agricultural Land Classification, which involves permanent loss of one hectare or more, shall be accompanied by a Report on the agricultural land to include its economic status, an assessment of the land's environmental and other benefits, a plan demonstrating how the soils and soil qualities are to be conserved and where development is proposed mitigation measures for the loss of soils. The applicant, their agent or another party to be agreed by Arun District Council will be responsible for fulfilling this requirement.
- 11.1.7** Mitigation measures for the loss of agricultural land, whether the 'best and most versatile' quality or lower grade land, shall recognise and prioritise soil as a valuable and non-renewable resource.



# 11 Soils, horticultural and equine developments

## Policy SO DM1

### Soils

Unless designated by this Plan or a Neighbourhood Development Plan, the use of Grades 1, 2 and 3a of the Agricultural Land Classification for any form of development not associated with agriculture, horticulture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term.

The requirement to protect the best and most versatile land can be outweighed if it is demonstrated through sustainability and options appraisals that:

- a. Preservation of land of lower agricultural quality has greater benefits in terms of ecosystem services (for example carbon storage, flood water retention, support of biodiversity);
- b. That any site preferred for development is demonstrated to be the best and most sustainable option, including but not limited to the terms of land quality, ecosystem services, infrastructure and proven need; and
- c. The proposed development meets the requirements of the countryside policy and/or equine development policy.

Where development is permitted it should, as far as possible, use the lowest grade of land suitable for that development. Development will not be permitted unless:

- d. The applicant has submitted sustainability and options appraisals, mitigation measures, and a soil resources plan for the development site;
- e. Site appraisal documents submitted by the applicant must demonstrate that consideration has been given to DEFRA's Soil Strategy for England <sup>(25)</sup>;
- f. The productivity of the land is demonstrated using a methodology for assessing gross margins as contained in the Arun Soils and Agricultural Land Assessment Report <sup>(26)</sup>; and
- g. The applicant has submitted a comprehensive soil resources plan for the development site which demonstrates that care will be taken to preserve the soil resource, such that it can be incorporated into a Productive Green Environment following development.

Developments shall also be consistent with all other Local Plan policies.

25 Safeguarding Our Soils, A Strategy for England, DEFRA, 2009

26 Appendix 1 of Arun Soils and Agricultural Land Assessment report prepared by Reading Agricultural Consultants, March 2013

# 11 Soils, horticultural and equine developments

## 11.2 Horticulture

- 11.2.1** Horticulture is a key employment sector in the Arun District. The commercial horticulture industry has a significant presence in the areas surrounding Angmering; Barnham and Pagham. Horticultural activities include protected cropping (glasshouses and polytunnels), open field production and horticultural-produce packing facilities.
- 11.2.2** In addition to growing horticultural products, the industry is evolving to meet customer demand and is importing, processing, packing and distributing produce all year round.
- 11.2.3** The Council's Economic Strategy identifies the Horticulture sector as one of four key sectors which are particularly strong in the local economy and offers good opportunities for economic development and job creation. Recognising this, the Council adopted a Horticultural Local Development Order, to assist the horticulture sector, on 14th September 2016 to be applied to identified area(s) of the LDO for a period of 10 years. The evidence base notes that the horticultural sector has significant growth potential and that provision should be made for larger scale horticultural operation expansion within an overall rationalisation of the sector (in response to the economics of production linked especially to the costs of energy and water resources).
- 11.2.4** Employment in horticulture is particularly seasonal and consequently there are demands to house transient and/or migrant workers. Refer to policy in the 'Housing Delivery' section.
- 11.2.5** Proposals for development on sites of open field horticulture shall be subject to the Soils Policy. Proposals for development relating to protected cropping (i.e. glasshouses and polytunnels) shall be subject to the Horticulture policy. It is recognised that glasshouses normally use growing mediums other than soil and so their operation does not necessarily rely on the quality of agricultural land. However, other important factors for glasshouses are the number of daylight hours, the light levels and the climate which makes the south coast a good location for glasshouses.
- 11.2.6** The economic life of a glasshouse is typically 20 to 25 years <sup>(27)</sup>. When a glasshouse structure is no longer viable for commercial horticulture cropping it may become redundant and fall into disuse and eventual dereliction. In Planning terms, glasshouses are regarded as temporary structures related to the horticultural use of the land. If a glasshouse or polytunnel is no longer commercially viable, the structure should normally be removed and the land returned to its original use, or some other Productive Green Environment, unless otherwise agreed by Arun District Council.
- 11.2.7** The Council encourages new investment in glasshouse units, but is aware of the potential impact they can have on the landscape, transport, water resources and residential amenity. The Council seeks to support a sustainable rural economy. The Council recognises that the modern glasshouse industry is evolving and functions with glasshouse design at a larger scale than historically. The modern horticultural

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27 Viability of Horticultural Glasshouse Industry in West Sussex, 2009, West Sussex Growers Association.

## 11 Soils, horticultural and equine developments

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glasshouse industry is combining energy production into glasshouse use which can be to the benefit of local residents and businesses. Combined glasshouses and energy production hubs operate at a large scale to be economically sustainable for the industry. The Council supports the use of renewable energy within its policies on Adapting to Climate Change and Energy and Climate Change Mitigation.

- 11.2.8** Renewal of existing glasshouse structures will be considered on a case by case basis depending on the merits of the application. Renewing an existing structure for the same use will not need to meet the redundancy criteria. However the renewed structure would need to be the same size and scale as the existing structure, or else the criteria for new glasshouses shall apply.
- 11.2.9** Evidence from the horticultural industry <sup>(28)</sup> notes that where existing horticultural businesses relocate, they leave behind less modern but still functional facilities. Also local experience suggests that there is an ongoing demand for older lower tech glasshouses by businesses that may not be in the position to invest in building new glasshouses.
- 11.2.10** When Horticultural sites are developed for non-horticultural purposes, horticultural businesses often need to relocate to new sites. The Council recognises that in these circumstances, relocation within Arun of existing horticultural businesses should be, where possible, enabled and facilitated by all parties (the landowner, applicant, horticultural business and the Council) to protect employment and to allow existing horticultural business to continue to contribute to the local economy.

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28 Combined Horticultural Production & Energy Hubs: A Review, October 2012, West Sussex Growers Association.

# 11 Soils, horticultural and equine developments

## Policy HOR DM1

### Horticulture

#### **1. New glasshouse, polytunnel and associated packhouse development will be permitted provided that:**

- a. It is of a height and bulk which would not significantly damage the character or appearance of the surrounding landscape, unless it can be demonstrated that the need for a larger scale development is outweighed by the economic benefit of the scheme to the rural economy;
- b. It relates sympathetically to the natural, built and historic environment;
- c. Pollution to soil, water or air generated from the development into the surrounding environment, including the cumulative effects, is within regulated acceptable limits;
- d. Long public views across substantially open land are retained where the landscape value is defined as major or substantial for the corresponding Landscape Character Area in the Arun Landscape Study
- e. Adequate water resources are available or can be provided (ie. above ground reservoirs);
- f. Adequate surface water drainage capacity exists or can be provided as part of the development;
- g. Vehicular access from the site to the road network is adequate and uses roads capable of accommodating the vehicle movements likely to be generated by the development without detriment to highway safety and the residual cumulative impact to residential amenity is not severe;
- h. There is minimal impact on health or general amenity resulting from internal artificial lighting after 6.00 pm on the occupants of nearby residential properties and minimal impact on the appearance of the site in the landscape by the minimisation of light spillage and glare to keep the natural environment intrinsically dark at night;
- i. Noise levels resulting from machinery usage, vehicle movement, or other activity on the site, which when measured against the existing ambient noise levels in the locality would not be likely to unacceptably disturb occupants of nearby residential properties or would not be likely to adversely affect enjoyment of the countryside;
- j. Any glasshouse structure(s) and/or polytunnel(s) and or/packhouse(s) deemed redundant to the horticultural or agricultural industry on the development site, are removed and the land is remediated from any contaminated material(s) and the land is used only for the direct diversification of horticulture or other productive green environment or a countryside-based enterprise activity which supports the rural economy. Council will impose this through planning conditions and/or use planning obligation agreements;
- k. Proposals include full details of new landscaping, screening and of any trees or vegetation to be retained on the site; and
- l. The applicant has submitted sustainability and options appraisals, mitigation measures, and a soil resources plan for the development site.

## 11 Soils, horticultural and equine developments

### **2. Replacement or renewal of an existing glasshouse structure will be permitted where:**

- a. It is in the same position on the site as the existing structure; and
- b. It is broadly of the same height and bulk as the existing structure; where the criteria for new glasshouse structure shall apply.

### **3. Redevelopment of under-used, redundant or derelict glasshouses, polytunnels or packhouses will be supported provided that:**

- a. The redundancy of the structure or building to the owner and the horticultural or agricultural industry is proven by the applicant to the satisfaction of the Council; and
- b. The land is remediated from any contaminated material(s) and the land is used for the direct diversification of horticulture or other productive green environment or is a countryside-based enterprise activity which supports the rural economy; and
- c. All proposed works include full details of new landscaping, screening and of any trees or vegetation or structures to be retained on the site

Proposals for redevelopment of horticultural sites for non-horticultural purposes will be considered on a case by case basis against Policy C SP1. To reduce the impact on the sector, applicants/landowners shall be required to work with the Council and any existing horticultural businesses on the site to enable and facilitate relocation within the Arun district of the existing horticultural business in order to protect employment and to allow the existing horticultural business to continue to contribute to the local economy.

### **11.3 Garden centres**

- 11.3.1** Horticultural activity in the District includes growing garden plants. Garden plants may be grown for sale at a garden centre which sells garden plants and other gardening related products.
- 11.3.2** Garden centres may use water intensively which may increase pressure on water supplies and the possibility of pollution.
- 11.3.3** In order to maintain the vitality and viability of existing retail centres and local shops, the policy restricts the goods sold at garden centres to goods other than convenience goods, by imposing a planning condition or obligation.
- 11.3.4** For the protection of the countryside, proposals for garden centres shall consider the effect the proposal will have on the countryside and the local area. In addition, the proposed development shall consider its relationship to and its impact on the road network. Where it is likely that the proposed development will attract significant numbers of visitors, the site will need to be in an accessible location and a travel plan will be required.

# 11 Soils, horticultural and equine developments

## Policy RET DM2

### Garden centres

Outside the built-up area, proposals for new garden centres, or the extension of existing garden centres will only be permitted where:

- a. The garden centre is related to an existing farm or nursery buildings;
- b. Existing buildings are used where these are suitable and can be made available;
- c. The proposal will not adversely affect the vitality and viability of existing retail centres and village shops nearby;
- d. The development would not have an adverse impact on the character, appearance and amenities of the area, taking account of factors including the likely level of activity to be generated, parking and access requirements;
- e. Adequate vehicular access arrangements exist from the site to the road network and that the means of access uses roads capable of accommodating the vehicle movements likely to be generated by the development without detriment to highway safety and the residual cumulative impacts to residential amenity are not severe;
- f. All proposals for development which are likely to attract significant numbers of visitors will be expected to demonstrate that they are in accessible locations and will be expected to produce workable and realistic travel plans; and
- g. It can be shown that there are adequate water supplies to the site and any increase in pressure can be dealt with through existing capacities.
- h. The applicant has submitted sustainability and options appraisals, mitigation measures, and a soil resources plan for the development site.

Any planning permission granted will be made subject to a planning condition or an obligation restricting the goods sold. This may include restricting goods to goods other than convenience goods, in order to maintain the vitality and viability of other local essential retailing facilities and to prevent conversion to convenience retailing.

Developments shall also be consistent with all other Local Plan policies.

## 11.4 Equine development

- 11.4.1** For the protection of the countryside, proposals for stables, liverys and other horse related activities should consider the effect the proposed development will have on the countryside and the local area. In addition, the effect of the proposed development on areas of nature conservation importance; archaeological sites (especially earthworks) and the local landscape should be considered.

## 11 Soils, horticultural and equine developments

- 11.4.2** A proposed development for equine development must not result in an irreversible loss of the best and most versatile agricultural land and, as such, should the equestrian use cease the land must be left capable of being restored to a productive green environment.
- 11.4.3** In addition, the proposed development should consider its relationship to the existing bridleway network and proximity to the main road network.

### Policy EQU DM1

#### Equine development

Non residential planning permission will be granted for horse related activities provided that:

- a. It will make use of existing buildings wherever possible and ensure that new buildings and structures are of a high standard of design and satisfactorily blend into the landscape in terms of their siting, design and materials;
- b. It is well related to the existing bridleway network and the bridle network is sufficient to accommodate the scale of use from the proposed development;
- c. The associated access and parking is acceptable;
- d. With reference to the other facilities in the area, the cumulative impact of the development would not have an adverse impact on the character, appearance and amenities of the area, taking account of factors including the likely level of activity to be generated, parking and access requirements and the adequacy of the bridleway network to accommodate additional use arising from the development;
- e. That there will be no detrimental impact on water quality;
- f. Sufficient land (1-1.5 acres per horse) <sup>(29)</sup> is available for grazing and exercise where necessary to prevent overuse of the land.

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29 Advice on Pasture Management 2009, The British horse Society and The Horse Trust







# 12 Housing Delivery

## 12.1 Housing allocations

**Arun's Local Plan strategic objective for Housing Delivery is to:**

**"Plan and deliver a range of housing mix and types in locations with good access to employment, services and facilities to meet the District's housing requirements and the needs of Arun's residents and communities both urban and rural, ensuring that issues of affordability and the provision of appropriate levels of affordable housing are addressed while supporting the creation of integrated communities."**

**"Promote strong, well integrated and cohesive communities, through the promotion of healthy lifestyles, provision of good quality accessible community facilities and a safe environment, which delivers an enhanced quality of life to all. This includes meeting the needs of a growing elderly population."**

- 12.1.1** The development strategy is not just about facilitating the provision of homes. It is about shaping places and building sustainable communities. Employment growth is central to this Local Plan and needs to be encouraged and facilitated together with community, housing and social facilities, such as education, health, retail, leisure and entertainment. Improvements to the District's transport network and other key infrastructure must also be taken into account to improve the quality of life for those who work and live in Arun. In parallel to all of the above, Arun's unique character and environment must continue to be protected and enhanced.
- 12.1.2** The NPPF states that local planning authorities should prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries (Paragraph 159). SHMAs give an understanding of sub-regional housing markets and the levels and mix of future housing provision that may be needed. A robust SHMA is therefore essential to the development of policies to guide change sustainably throughout the District.
- 12.1.3** Arun District does not have its own housing market area within its administrative boundaries. It is recognised through previous studies that there is a more local housing market area centred around Arun District extending into part of both Chichester District to the west and Worthing Borough to the east. Arun District also sits within the higher level housing market area of the coastal area stretching from Brighton and Lewes in the east to Chichester in the west. The coastal authorities undertook a study<sup>(30)</sup> to understand the housing market areas and to inform Duty to Cooperate discussions with the objective of seeking to meet the housing needs of the market area.

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30 Background Paper 2 Housing Market, Greater Brighton & Coastal West Sussex Background Papers (May 2015)

- 12.1.4** There have been a number of studies to estimate the objectively assessed need during the preparation of the Local Plan. Planning Practice Guidance requires that a Local Plan should be informed by the most recent Household Projections published which was in July 2016. This data was used in the housing evidence <sup>(31)</sup> to determine an objectively assessed need for the district in the plan period which is **919** homes per annum.

### Housing Supply

- 12.1.5** The final policy target takes account of the objectively assessed housing need (OAN) some housing for other authorities to meet the Duty to Cooperate. Housing supply is stepped across the plan period to match the planned delivery of sites. There are targets for each five year period in policy H SP1 but these deliver the whole plan target of at least 20,000 homes by 2031. For the purposes of calculating the District's five year housing land supply a 20% buffer is applied to reflect persistent under delivery. In addition Planning Practice Guidance promotes the approach that if there is a shortfall in supply it should be dealt with in the first five years (the Sedgefield approach). The housing shortfall of 306 dwellings is included within the five year period 2017-2022 as set out in Appendix 3 Arun Update to Publication Plan (LP) and Housing Implementation Strategy (HIS).
- 12.1.6** The Plan period runs from 2011 to 2031. The housing trajectory (Picture 12.1) covering the Plan period is included as an appendix to the Plan, and is set out in further detail within the Housing Implementation Strategy. The housing supply for the Plan period comprises of:
- **Net completions** – dwellings already completed which provide a net addition to the housing stock;
  - **Net commitments** – dwellings that will provide a net addition to the housing stock on sites that already have planning permission;
  - **Neighbourhood Plan Allocations** – sites included as allocations in made Neighbourhood Plans which are yet to be developed;
  - **'Deliverable' HELAA sites** – sites located within the Built Up Area Boundaries which are identified as being available and deliverable through the Housing and Economic Land Availability Assessment;
  - **Windfall allowance** – reflecting the contribution to be made by 'windfall' sites to the housing supply, based on monitoring data;

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31 Updated Housing Needs Evidence Arun District Council, GL Hearn (Sept 2016)

## 12 Housing Delivery

- **Strategic Allocations** – sites of more than 300 dwellings allocated for development through the Local Plan; and
- **Non-Strategic Sites** – the majority of sites will accommodate less than 300 dwellings and be allocated through Neighbourhood Plans or a Non-Strategic Site Allocations DPD.

Supply of net additional homes	Total
Completions	3,669
Commitments (large sites)	3,050
Commitments (small sites)	251
Neighbourhood Plan Allocations	421
Deliverable HELAA sites	530
Non-Strategic Sites*1	at least 1,250
Windfall	847
Strategic Site Allocations	10,750
Total	20,768

**Table 12.1 Housing Supply**

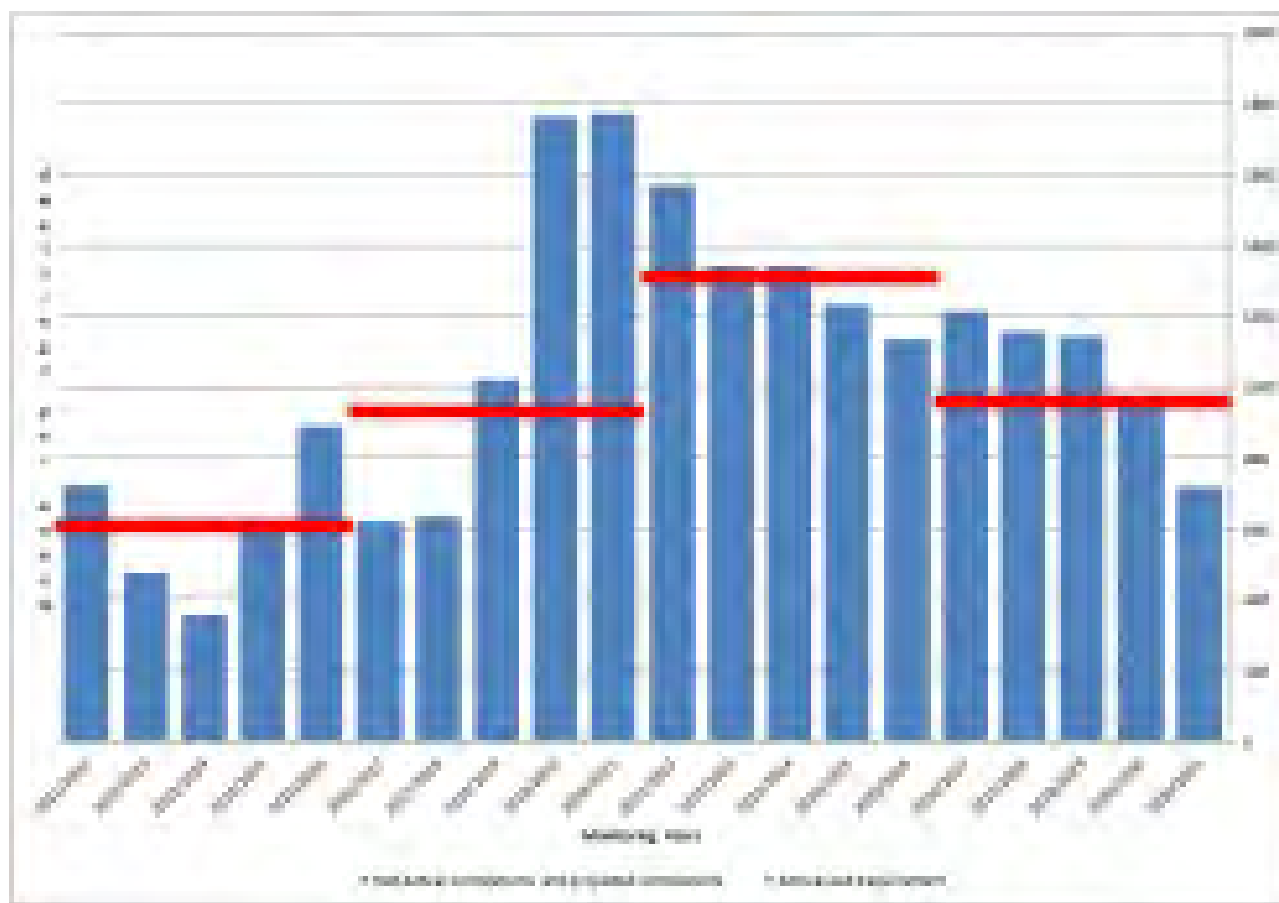
\*To be identified through Neighbourhood Plans or a Non-Strategic Site Allocations DPD

**12.1.7** The District has an extensive coverage of Neighbourhood Plans which provide specific planning policies for locations across the District as part of the statutory development plan. Neighbourhood Plan allocations provide an important source of housing supply as part of the Local Plan. Additional allocations for Non-Strategic Sites will be made across the District through emerging Neighbourhood Plans or reviews of made Neighbourhood Plans. The Council is working closely with Parish and Town Councils to ensure that Non-Strategic Sites are appropriately and sustainably located, taking into account evidence available (including the Housing and Land Availability Assessment), local needs and aspirations, available infrastructure capacity and other constraints.

**12.1.8** The Council will commence the production of a Non-Strategic Site Allocations DPD immediately after the adoption of the Local Plan for those areas of the District which are not covered by, or committed to the preparation of an up-to-date Neighbourhood Plan. Neighbourhood Plans and the Non-Strategic Site Allocations DPD will allocate sufficient sites to meet any identified shortfall, in accordance with the Local Plan housing trajectory.

## Development Phasing

**12.1.9** Due to the nature of the Local Plan housing supply and the constraints that exist in the District, the Local Plan includes a phased housing target over the course of the plan period, as explained and justified in detail within the Housing Implementation Strategy. Under the Duty to Cooperate Arun District Council has sought to plan for this additional housing to meet the needs of neighbouring authorities who cannot meeting their needs, mainly Chichester and Worthing who share a local Housing Market Area. The planned housing for the District is 20,000 units up to 2031 which is equivalent to a delivery of 1,000 homes per annum. This surplus is an additional 81 homes per annum or 1,620 up to 2031 will contribute to the overall supply to meet the needs of the local HMA around Arun, Chichester and Worthing as well as the greater Coastal West Sussex HMA.



### Picture 12.1

**12.1.10** The Council will work closely with Town and Parish Councils to ensure that Small Site allocations are appropriately and sustainably located, taking into account all evidence available.

# 12 Housing Delivery

## Policy H SP1

### The Housing Requirement

Within the plan period 2011 – 2031 at least 20,000 new homes will be accommodated in the District.

Delivery will be phased over the Plan period as follows:

<i><b>Requirements for net additional homes</b></i>	<b><u>2011/12-2015/16</u></b>	<b><u>2016/17-2021/21</u></b>	<b><u>2021/22-25/26</u></b>	<b><u>2026/27-2030/31</u></b>	<b><u>2011/12-2030/31</u></b>
Dwellings per annum	610	930*	1,310	960	
<b>Total</b>	<b>3,050</b>	<b>5,600</b>	<b>6,550</b>	<b>4,800</b>	<b>20,000</b>

**Table 12.2**

The following strategic housing sites are allocated as shown on the Policies Maps

Reference	Location	Number of units
Greater Bognor Regis Urban Area		
SD1	Pagham South	400
SD2	Pagham North	800
SD3	West of Bersted	2,500
Greater Littlehampton Urban Area		
SD4	Littlehampton – West Bank	1,000
Inland Arun		
<u>SD5</u>	Barnham/Eastergate/Westergate	2,300
SD6	Fontwell	400
SD7	Yapton	500
SD8	Ford	1,500
SD9	Angmering North	800

SD10	Climping	300
SD11	Angmering South and East	250

**Table 12.3**

Additional non-strategic allocations will be made across the District through emerging Neighbourhood Plans or reviews of made Neighbourhood Plans. On adoption of the Local Plan the Council will assess progress on Neighbourhood Plans and immediately commence the production of a Non-Strategic Site Allocations DPD for those areas of the District which will not be covered by, or committed to the preparation of, an up-to-date Neighbourhood Plan.

### Housing Strategy

**12.1.11** The Local Plan allocates a number of Strategic Site Allocations across the District which will provide an important contribution to the future housing supply, and provide a contribution to the unmet housing needs which exist within the wider Housing Market Area. Development shall be distributed across the district at sustainable locations; it shall be focused on the two main towns and their associated hinterlands in order to support their role as the two main service, employment, retail and social centres. Development at the West Bank in Littlehampton will take place alongside significant regeneration plans for the town. Development in Strategic Allocations will build upon, and link into, existing infrastructure, where required. Sustainable growth of the villages will take place in a number of inland villages in order to develop their roles as well-connected sustainable villages serving inland Arun; providing an enhanced range of shops, employment, housing, community facilities and local services, supported by improved transport links. The list of sites and their geographical locations are; Greater Bognor Regis Urban Area (Pagham South, Pagham North, and West of Bersted), Greater Littlehampton Urban Area (Littlehampton West Bank), Inland Arun - various village locations. A general strategic site policy will apply to all allocations in addition to specific strategic policies for that site.

**12.1.12** The Council will monitor housing delivery against the housing trajectory for the District using the indicators specified in the Monitoring Framework set out in the Local Plan. If the Authority Monitoring Report (AMR) demonstrates that annual housing delivery is less than the annualised requirement or the projected completion rate (whichever is the lower) in two consecutive years (based on the trajectory set out in picture 12.1 of this Plan and in Appendix A to the Housing Implementation Strategy), the Council will undertake a partial review of this Plan. In undertaking this review, the Council will ensure that sufficient infrastructure capacity is available, and that the potential allocation of additional housing sites will not prejudice delivery of the infrastructure required by this Plan..



### Policy H SP2

#### Strategic Site Allocations

Development proposals within the Strategic Site Allocations must be comprehensively planned and should have regard to a masterplan endorsed by the Council for the respective areas which incorporates high quality imaginative design giving a sense of place and a permeable layout.

The comprehensive development of the allocation will need to meet the following key requirements;

- a. integrate appropriately with surrounding communities through an appropriate design particularly where they adjoin by providing for public realm improvements, shared community uses, and connectivity of transport modes including walking, cycling and public transport,
- b. ensure a clear and harmonious relationship between town and country including clearly defined boundaries, using physical features that are readily recognisable and likely to be permanent,
- c. Protects, conserves or enhances the natural environment, landscapes and biodiversity,
- d. incorporate high quality, well connected green spaces, planting within main streets and biodiversity rich open spaces,
- e. extend, enhance and reinforce strategic green infrastructure and publicly accessible open space,
- f. new community hubs where required to be provided, shall be well located taking account of the permeable layout to all transport modes and shall as far as possible cluster retail, commercial and community uses,
- g. where existing village centres are within or will serve the needs of strategic development sites their improvement as sustainable centres will be required,
- h. where community buildings are provided these shall be designed and provide for a range of uses such as healthcare, police, faith and community groups,
- i. integration of community hubs and local centres of an appropriate form and scale into the design and layout of development proposals where identified in the specific allocations policies in H SP2 a-c,
- j. ensure walkable access to local community, recreational and shopping facilities, jobs and accessible transport,

- k. address the off-site capacity requirements, that relate to that particular allocation, identified in the Arun Transport Assessment (2016 and update 2017 and taking into account subsequent relevant assessments) and the local highway network,
- l. positively respond to sustainable water management taking particular account of the coastal plain topography which may require strategic surface water solutions,
- m. maintain and enhance any important features, characteristics and assets of the local area;
- n. provide for the required infrastructure, that relates to that particular allocation, in accordance with Policy INF SP1 and the Infrastructure Delivery Plan,
- o. enable strategic District wide infrastructure to be delivered at strategic sites if the location is appropriate for the District,
- p. consider inclusion of an area of the sites for Self-Build and Custom Build, and
- q. consider the delivery of an area as a site for Gypsy and Traveller accommodation.

### Strategic Sites

**12.1.13** Specific Strategic Housing will be delivered through the following Strategic Site Allocations as shown on the policies map

#### Greater Bognor Regis Urban Area

**12.1.14** Urban extensions shall be provided to the west/north-west of the Greater Bognor Regis urban area in the following locations:

- Pagham South;
- Pagham North; and
- West of Bersted.

**12.1.15** The Pagham North site consists of a number of parcels of land which will be planned comprehensively with each other to ensure that a suitable development is provided. The Pagham South allocation is in close proximity to Pagham Harbour, which is an important and sensitive natural site within the wider Bognor Regis area. Development from this allocation should mitigate and ensure no detrimental impacts from the loss of supporting habitat or recreational disturbance that may arise.

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### Policy H SP2a

#### Greater Bognor Regis Urban Area

To support the sustainable growth of Bognor Regis, growth will take place at three strategic allocations adjacent to the urban area onto the coastal plain. The following strategic housing sites are allocated as shown on the Policies Maps;

Reference	Location	Number of units
SD1	Pagham South	400
SD2	Pagham North	800
SD3	West of Bersted	2,500

**Table 12.4**

#### Pagham (SD1 Pagham South and SD2 Pagham North)

Located to the west of the urban area of Bognor Regis, the Pagham South and Pagham North Strategic Allocations will collectively provide at least 1,200 dwellings over the plan period. Both sites consist of a number of parcels of land, it is imperative that individual areas are aligned with neighbouring parcels of land. The sites lie in close proximity and are within the drainage catchment of the internationally designated Pagham Harbour site which has drainage and waste water implications. Development proposals will need to meet the following key design and infrastructure requirements;

- a. ensure no detrimental impact to Pagham Harbour SPA, through compliance with ENV DM2 (Pagham Harbour) and its supporting text,
- b. be designed to take into account nearby heritage assets,
- c. provide a new one-form (expandable to two-form) entry primary school and nursery places,
- d. provide a care home facility,
- e. provide a Community Hub which includes;
  - i. shops and complimentary uses,
  - ii. a community building (Tier 7 library, D1/sui generis floorspace),
  - iii. provision of land for a scout hut, and

- iv. land for an Ambulance Community Response Post facility and contributions towards new healthcare facilities at West of Bersted (SD3). Alternatively, where appropriate proposals may make a contribution towards new facilities or the improvement or expansion of the relevant existing facilities, subject to agreement with the Council,
- f. provision of public open space including children's play areas, landscaping, drainage and earthworks,
- g. contribute to the provision of an enhanced local cycle network by making on site provision and appropriate off site financial contribution; and
- h. where possible, provide linkages and accessible pedestrian and cycle routes to Bognor Regis town centre.

### **West of Bersted (SD3 West of Bersted)**

Located to the north of Bognor Regis this largest allocation will provide at least 2,500 dwellings over the plan period. Development proposals will need to meet the following key design and infrastructure requirements;

## 12 Housing Delivery

- a. provide a new three-form entry primary school and nursery places,
- b. provide a new 3G pitch facility to serve the west of the District,
- c. incorporate two new sports pitches and facilities,
- d. provide a Community Hub which includes;
  - i. shops
  - ii. provision for new healthcare facilities to serve West of Bersted and Pagham South and North (SD 1 & 2)
  - iii. provide a new Tier 7 library facility,
- e. provide a road/pedestrian/cycle link between the A259 and Chalcraft Lane including facilitating the cycle route to Pagham and enhancing the A259 cycle route,
- f. improvements to the A259 between Bersted and Drayton
- g. ensure no detrimental impact to Pagham Harbour SPA, through compliance with ENV DM2 (Pagham Harbour) and its supporting text,
- h. incorporate planned new employment provision;
  - i. where possible, provide linkages and accessible pedestrian and cycle routes to Bognor Regis town centre; and
  - j. a comprehensive strategy for surface water management will be developed in line with the specific recommendations for this locality in the Arun Strategic Surface Water Management Study.

### Greater Littlehampton Urban Area

**12.1.16** Littlehampton has a number of distinctive and unique features which development should promote and utilise; it is set against the river Arun with a natural estuary, it has two stretches of attractive beaches, and it is located within close proximity to the South Downs. A key opportunity for this Local Plan is to tackle the economic regeneration of Littlehampton's Harbour at West Bank, in association with economic regeneration of the wider Littlehampton Economic Growth Area (LEGA). The LEGA will be subject to Supplementary Planning Document(s), including the regeneration of West Bank Area.

**12.1.17** The creation of a mixed use development around the Littlehampton Harbour will become a major feature of the town. Development at this location will require significant infrastructure provision, including the provision of flood defences, improved access and land remediation. Further detail on delivery of the site can be found in the LEGA Development Delivery Study 2016. However, it will also result in the development of previously developed land; improve connectivity between the River, Sea and Town Centre; the protection of natural and built assets and the realisation of tourism and heritage asset promotion. Phasing will need to reflect provision of the necessary flood defence infrastructure, land raising and other associated works to ensure flood risk is not increased. Development at Littlehampton would take place at the following location:

### Policy H SP2b

#### Greater Littlehampton Urban Area

#### Littlehampton – West Bank (SD4)

Located on the estuary with the River Arun, flanked by the coast and Littlehampton Harbour, this site has unique opportunities due to its location along with constraints. The site is functionally connected to Arun Valley SPA and development should avoid adverse effects on this designated area. Development proposals in the Littlehampton Strategic Allocation will provide at least 1,000 dwellings over the plan period, which will be key to supporting the future regeneration of the town and the Littlehampton Economic Growth Area. Development proposals must demonstrate compliance with the following key land use, design and infrastructure requirements which are specific to the allocation;

- a. exploit and have regard to its location on the estuary with the river Arun, flanked by the coast and countryside,
- b. incorporate views to the SDNP,
- c. accord with Policies EMP SP2 in order to meet the objectives and requirements for the Littlehampton Economic Growth Area,
- d. provide the West Bank Flood Defence improvements including flood protection works, land raising, new access points, remediation and land assembly,
- e. provide a suitable buffer zone between the development and the river to allow for access for maintenance of flood defences and recreational use near to the river and ensure the integrity of the river banks is maintained,
- f. provide a new 1.5-form (expandable to two-form) entry primary school and nursery places,
- g. provide a Community Hub to meet identified local need on-site which includes;
  - i. shops,
  - ii. a new Tier 7 library facility, and
  - iii. new healthcare facilities,
- h. provide open space at the western end of the allocation (north of Ferry Road and South of A259)

- i. improve and develop marina berthing, including additional moorings, providing that the development is not detrimental to the integrity of tidal defences or the ability to maintain or improve them,
- j. provide for boat building or other marine related commercial uses,
- k. acknowledge the historic context of the Rope Walk area,
- l. provide new linkages between the East and West Bank areas at appropriate locations,
- m. deliver improved access to the river and town centre,
- n. provide gate free cycle and pedestrian links along the West Bank to contribute to the Littlehampton to Arundel West Bank cycle path,
- o. protect and improve the adjoining environment and habitats, in respect of the water and air environments serving them,
- p. improvements to the A259 between Climping and Littlehampton
- q. enable where possible the reduction of flood risk to the existing communities on the West Bank, and
- r. all developments shall provide improvements to habitats for notable species in the area.

### Inland Arun

**12.1.18** The policies seek to locate development at the two coastal towns, but also ensure that the investment which has, and is taking place, in inland villages can continue, allowing these settlements to evolve to meet their needs. A new secondary school will need to be provided in this area as the majority of the increase in secondary school pupil population arises from the Strategic sites at BEW, Ford, Fontwell and Yapton. The proposed housing in the District will, by the end of the Plan period, produce a further 14 forms of entry. The current projections show that an increase in the secondary school provision would require additional capacity to be provided in the academic year 2024/25. However, if the housing from the Local Plan proceeds as is currently proposed this requirement will be brought forward to 2020/21. Development will take place at a number of large sustainable inland villages:

- Barnham / Eastergate / Westergate;
- Fontwell;
- Yapton;



## 12 Housing Delivery

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- Ford;
- Climping; and
- Angmering North
- Angmering South and East (250 dwellings).

**12.1.19** Development at Barnham, Eastergate and Westergate will form a self-contained settlement with its own village centre and associated infrastructure, whilst also maintaining close links to the surrounding settlements. The remainder of the developments will be in the form of urban extensions to existing settlements. Development in these locations will build upon, and link to existing infrastructure, where required. In addition, whilst below the threshold for a strategic site allocation, the Plan allocates 250 dwellings at Angmering South and East. Such an allocation is associated with existing planning permissions on adjoining sites.

### Policy H SP2c

#### Inland Arun

#### Barnham/Eastergate/Westergate (SD5)

This allocation is located around the small settlements of Barnham Eastergate and Westergate. This Strategic Allocation will provide at least 2,300 dwellings over the plan period, and up to 3,000 in total (a further 700 beyond 2031). Development proposals must demonstrate compliance with the following key design and infrastructure requirements;

- a. Preserve the separate identities and avoid any further physical coalescence of the three villages of Barnham, Eastergate and Westergate through the delivery of green infrastructure. Eastergate and Barnham should be protected from a continuous urban form / coalescence along the north and south aspects of the B2233,
- b. the design of development and landscaping shall ensure that there is continuity between the existing landscape setting and villages,
- c. the design and layout of the development shall take account of the location of the railway line crossing the site,
- d. housing shall be designed around a Linear Park which follows along the Lidsey Rife,
- e. A comprehensive strategy for surface water management will be developed in line with specific recommendations for this locality, in the Arun Strategic Surface Water Management Study;
- f. significant views to and from the South Downs shall be incorporated within the site,
- g. provide a Community Hub which has been designed and will include;
  - i a new well connected local centre, with connections to the train station at Barnham,
  - ii. the location and scale of the local centre shall support and respect the relationship with existing facilities within the six villages area;
  - iii. new retail, commercial and community facilities
  - iv. new Tier 7 library facility; and
  - v. healthcare facilities to serve BEW (SD5) and Fontwell (SD6)
- h. transport requirements including;

## 12 Housing Delivery

- i. a new A29 route through the allocation which provides all necessary linkages and routing between the A259 (Bognor Regis Relief Road) to the south and A27 to the north and includes a bridge over the railway to the east of the current Woodgate crossing. The construction of this new route will be regarded as not only mitigating the effect of additional development traffic from the strategic site, but also providing significant additional benefits to the primary local road network and reducing the potential for future congestion in the wider area. In the event that the any landowner delays the delivery of the route and/or does not reasonably make available part or all of the route then Arun District Council will utilise Compulsory Purchase Order powers to deliver the entire route of the road from the A29 Fontwell Avenue in the north to the A29 Lidsey Road in the south;
- ii. provision of an east-west route north of the railway line that will join the existing A29 route to the new A29 route and continue eastwards to Barnham railway station;
- iii. access to Barnham railway station shall be maximised through the provision of direct and attractive routes for all transport modes including additional car parking to serve facilities in Barnham's centre including at the railway station;
- iv. regular bus services linking BEW with Bognor Regis (A29 route) and local facilities and employment; and
- v. Westergate Link cycle scheme, in addition to further cycle routes to/from Bognor Regis and linkages,

i. provide a new two-form entry primary school, a new one-form (expandable to two-form) entry primary school and nursery places,

j. incorporate two new sports pitches and changing facilities, and

k. incorporate planned new employment provision.

### **Fontwell (SD6)**

Located to the south-west of the main Fontwell settlement, this Strategic Allocation will provide at least 400 dwellings over the plan period. Development proposals must demonstrate compliance with the following key design and infrastructure requirements;

- a. the design and layout shall integrate Fontwell with the existing urban area at Wandleys Close,

### **Yapton (SD7)**

Located to the south west of Yapton development proposals in the Strategic Allocation will provide at least 500 dwellings over the plan period. Development proposals must comply with the following key design and infrastructure requirements;

- a. provide a contribution towards new nursery and primary places education facilities or the improvement or expansion of the relevant existing facilities,
- b. contributions towards the equivalent of Tier 7 library facilities or the improvement or expansion of the relevant existing facility,
- c. improvements to the A259 between Climping and Littlehampton, and
- d. contributions towards new healthcare facilities which will be incorporated at Ford (SD8) or the improvement or expansion of the relevant existing facilities.

### **Ford (SD8)**

Development proposals in the Ford Strategic Allocation will provide at least 1,500 dwellings over the plan period. The site is functionally connected to Arun Valley SPA and development should avoid adverse effects on this designated area. Development proposals must demonstrate compliance with the following key design and infrastructure requirements;

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- a. to take account of sustainable links for all modes of transport between the development, Ford Railway Station and the Littlehampton/Arundel cycleway,
- b. provide a new two-form entry primary school and nursery places,
- c. provide a Community hub to meet identified local need which includes,
  - i. new retail, commercial and community facilities,
  - ii. a new Tier 7 library facility, and
  - iii. provision of new healthcare facilities for Ford (SD8), Yapton (SD7) and Climping (SD10). Alternatively, where appropriate, proposals may make a contribution towards new facilities or the improvement or expansion of the relevant existing facilities, subject to agreement with the Council,
- d. incorporate two new sports pitches and changing facilities,
- e. provide a new 3G pitch facility to serve the east of the District,
- f. improvements to the A259 between Climping and Littlehampton,
- g. incorporate planned new employment provision
- h. Reflect the historic alignment of the canal,
- i. maintain visual separation between Ford and Yapton and between Climping and Ford through the layout of the development and provision of landscaped open space; and
- j. take into account the siting of Ford Wastewater Treatment Works, including the outcomes of an odour assessment, and not prejudice the operation of or the expansion of the treatment plant as required to accommodate future growth in the District.

### **Angmering North (SD9)**

Development proposals in the Angmering North Strategic Allocation will provide at least 800 dwellings over the plan period. Development proposals must demonstrate compliance with the following key design and infrastructure requirements which are specific to the allocation;

- a. explore opportunities to provide library access to meet identified local need either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facilities,
- b. extend the existing local village health facilities in the locality,
- c. accommodation for nursery places, linked to the primary school provision,
- d. primary school provision (1 FE expandable to 2FE to serve Angmering North SD9 and Angmering South and East SD11), either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facilities,
- e. be supported by a detailed Landscape Appraisal which has regard to the special qualities of the South Downs National Park, and must include landscape mitigation measures which address harmful impacts identified within the Appraisal, and
- f. Incorporate planned new employment provision in conjunction with EMP SP3.

### **Climping (SD10)**

Development proposals in the Climping Strategic Allocation will provide at least 300 dwellings over the plan period. Development proposals must demonstrate compliance with the following key design and infrastructure requirements which are specific to the allocation;

- a. provide contributions to allow the expansion of the existing primary school or if this is not feasible contributions to the improvement or expansion of relevant primary school facilities.
- b. improvements to the A259 between Climping and Littlehampton
- c. provide a Community hub with;
  - i. new retail, commercial and community facilities,
  - ii. a new Tier 7 library facility, and
  - iii. contributions towards new healthcare facilities which will be provided in Ford (SD8),
- d. and, provide a controlled crossing on the A259.

### **Angmering South and East (SD11)**

## 12 Housing Delivery

Development proposals in the Angmering South and East Allocation are required to facilitate the relocation of Worthing Rugby Club.

### 12.2 Housing mix

- 12.2.1** The balance and mix of household and dwelling types together with community and social facilities strongly influences the way a community develops.
- 12.2.2** Developers should consider the findings of the Strategic Housing Market Assessment (SHMA), housing needs surveys and any other relevant information to determine the most appropriate housing mix for a new development site in order to make sure the proposed scheme meets the needs of potential residents. Given the proportion of older residents, a proportion of dwellings will be required which are suitable for people with limited mobility.
- 12.2.3** Requirements vary across the District and factors such as proximity to public transport and services, place and site characteristics will determine what is a suitable dwelling mix at any particular location.
- 12.2.4** The Council is keen to promote growth and to deliver development that reflects the demand and profile of households in the District. The final mix will be negotiated with the developer on a site specific basis, having clearly illustrated regard to the most up to date SHMA.
- 12.2.5** The Council requires all applications to adhere to relevant/current Building Regulations, statutory planning and design requirements, the emerging Arun District Council Design Guide and any other guidance documents which may be published or referenced by the Council on site specific proposals.

### Policy H DM1

#### Housing mix

The Council will seek a mix of dwelling types and sizes, to include affordable housing units, that adhere to the latest Homes and Communities Agency design guidance. For developments of 11 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations.

The tenure mix for development schemes shall be negotiated on a case by case basis taking any necessary viability considerations into account. Developers shall have regard to the most up to date version of the SHMA.

The Council will particularly encourage the development of self-build homes on appropriately sized, serviced sites in the first instance or on appropriately sized sites that are capable of being serviced. Such sites can be provided either as part of a development scheme or on an individual basis.

Over the Plan period a proportion of the housing provided should be of a type that meet the needs of older people, as identified in the most recent SHMA. Such housing could be provided as part of the general mix of one and two bedroomed homes but should be designed to meet the needs of older people.

### 12.3 Affordable housing

- 12.3.1** Affordable housing includes social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.<sup>(32)</sup>
- 12.3.2** Housing which is offered a low cost, but does not meet the above cannot be considered 'affordable housing'. However, Government advice is that low-cost market housing should be delivered as part of the overall housing mix. Affordability is a major issue in Arun due to the relationship between house prices and incomes. Studies of local housing need have revealed a high level of households unable to afford accommodation. There remain significant financial barriers to home ownership, while the level of local housing need has built up as the delivery of affordable housing has failed to keep pace with demand.

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32 National Planning Policy Framework, March 2012



## 12 Housing Delivery

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- 12.3.3** In December 2016, the Council's Housing Register recorded 700 applicants on the waiting list (which includes some households already in affordable housing who require transfer as their present home is not considered suitable to their needs). Around 50% of the District's housing need is focused on the coastal urban areas, particularly Bognor Regis and Littlehampton. However, there are also significant numbers requiring housing in the larger inland villages, where the current supply of affordable accommodation is very limited.
- 12.3.4** The Council adopted its housing strategy *Raise the Roof* in December 2010 which initially covered the period 2010-15. The strategy sets out the Council's main priorities and interventions in Arun's housing market and its work with partners who provide housing services. The strategy is designed to influence the actions of key players in the housing market and promote development that supports and facilitates economic growth and sustainable communities. Affordable housing delivery is directly affected by conditions in the housing market, the availability of mortgage credit and the rate of house building. Economic conditions mean that there are more people in need of affordable homes. The Council therefore has decided to respond swiftly and decisively to help deliver the affordable housing the District needs.
- 12.3.5** The Council's housing strategy is based on five key priorities:
- To develop balanced and sustainable communities in the Arun District;
  - To ensure, through a range of housing options, that everyone has somewhere to live;
  - To meet the housing and support needs of vulnerable people;
  - To improve the condition and energy efficiency of the private sector housing stock; and
  - To manage, retain and improve the Council's own housing stock
- 12.3.6** Over the life of this Plan and beyond, a significant number of homes will be constructed across Arun. This includes new Council homes, homes provided by the private sector and housing associations, homes for community ownership and self-build. As well as being well designed, including meeting higher environmental standards and forming part of thriving sustainable communities, housing developments will also include a proportion of affordable homes or contribute towards the provision of affordable homes. The Council's 2010 Housing Viability Study reports that there is no viability based reason why smaller sites should not make a contribution towards affordable housing.
- 12.3.7** In negotiating for affordable housing, the Council will seek free, serviced land (this is land with utilities and roads provided by the developer at no extra cost to the Local Authority or Registered Provider). For developments of 11 dwellings or more, affordable housing will be expected to be provided as an integral part of the overall development scheme.

**12.3.8** Planning applications that include residential development, either in whole or in part, (where they are required) to include an Affordable Housing Statement which as a minimum must include:

1. A schedule of the number, size and type (bedroom numbers and floor space of dwellings, with market and affordable dwellings clearly marked on a plan);
2. A completed S106 for schemes of 11 units or more.
3. A tenure split which clearly identifies the specific rental type and intermediate housing market product;
4. A compliance statement with the latest Building Regulations; and HCA design standards;
5. A transfer statement detailing the transfer arrangements for land/dwellings, including details of where access/parking rights will exist; and
6. A statement accepting the terms of the affordable housing planning obligation.

**12.3.9** The Council's viability evidence indicates that on the Strategic Sites there is a wide range around the viability and even within the sites themselves. The Council will expect planning applications on those sites that have been identified as being more viable to include a full detailed viability appraisal to allow the Council to consider any potential increase in the delivery of affordable housing.

**12.3.10** Community Land Trusts (CLT) will be promoted by the Council as one mechanism for delivering additional affordable housing in Arun. A CLT is a mechanism for democratic ownership of land by the local community. Land is taken out of the market and separated from its productive use, so that the impact of land appreciation is removed, thereby enabling long-term affordable and sustainable local development. Planning obligations may include prescriptive restrictions to deliver affordable housing, that require developers to endow a CLT with a proportion of the land for affordable housing and/or other community purposes. In delivering a supply of affordable housing, the Council will consider and promote a range of development options. The CLT mechanism can contribute to maintaining housing affordability, provide low cost workspace for local services and simultaneously capture increases in land value for lasting community benefit.

### Policy AH SP2

#### Affordable housing

For all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance.

Where it can be proven, however, that 30% affordable housing provision is not viable, then a reduction in the amount of affordable housing on a site or off-site provision as part of another development within Arun District may be considered (as agreed with the local planning authority). The provision of affordable housing on a site at less than 30%, or on an alternative site or by way of a commuted sum will only normally be allowed in very exceptional circumstances if supported by robust evidence including, where appropriate, viability evidence.

The Council will negotiate the affordable housing tenure mix on development sites from an initial position of 75% rent and 25% intermediate housing.

Affordable housing must be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable housing units shall be permitted in small clusters throughout development schemes. The affordable dwelling mix should comprise of the following range of homes unless evidence indicates otherwise.

1 bedroom 35 – 40%

2 bedroom 35 – 40%

3 bedroom 15 – 20%

4+ bedroom 5 – 10%

Provision of affordable housing can be by either an Arun preferred Register Partner, an Affordable Housing Provider or the Council. All providers will be required to sign and adhere to the principles of the Council's Developer and Partner Charter Plus.

Affordable housing will be made available for households on the Council's housing register or on the Homebuy Zone Agent's register, with nominations made by the Council from those registers.

All planning applications that include residential development, either in whole or in part, must include an Affordable Housing Statement.

### 12.4 Rural housing & exception sites

- 12.4.1** The shortage of affordable housing for local people can result from high house prices driven up by demand from people moving to rural areas, coupled with restricted scope for new house building. The extensions to Littlehampton will help to increase the supply of affordable housing in the District. However, in smaller villages and rural areas which have very limited or no facilities, new housing development should be focused on providing affordable homes which meet the needs of people with local connections, who would not otherwise be able to live in their local parish area.
- 12.4.2** ‘Rural Exception Sites’ can be used to release sites in small rural communities to deliver affordable housing where these sites would not otherwise be used for housing. The Coastal West Sussex SHMA recommends this as one of a number of mechanisms which should be used to increase the supply of affordable housing in rural areas. However, while the Local Plan 2003 included a policy enabling housing development on exception sites, this approach by itself has proved unsuccessful in bringing forward suitable sites for development.
- 12.4.3** At the national level, the 2008 Taylor Review of Rural Economy and Affordable Housing urges the need for more proactive engagement to bring forward sites for affordable homes to meet local needs in smaller rural communities (generally defined as settlements with populations under 3,000). This could include sites delivered through traditional mechanisms by Registered Providers (RPs), but also Community Land Trusts (CLTs) where land and facilities are owned in perpetuity by an independent non-profit making trust for the benefit of the local community.
- 12.4.4** Arun District Council recognises the need to work with parish councils and local landowners to identify and bring forward suitable sites for affordable housing in rural areas and sees a community-led exception site policy as a mechanism for achieving this, particularly in settlements with limited scope for allocating housing sites.
- 12.4.5** It is important that housing schemes should be needs led, the starting point being that a need for housing exists in the parish, rather than the availability of a particular site. Proposed developments must be based on sound evidence of housing need and must fulfil the criteria as stated in the policy below.
- 12.4.6** The ability of the proposed scheme to meet identified local housing needs must be clearly demonstrated to the satisfaction of Arun District Council. This will be assessed using the Council’s Housing Register and other available up-to-date housing needs assessments. It should also be demonstrated that the proposal is financially viable and deliverable.
- 12.4.7** Given that housing permitted through this policy is an exception to normal countryside policies, it is important that it remains ‘affordable’ in perpetuity. Only tenures which can be guaranteed to remain affordable in the long term will be permitted in such schemes. For example, general shared ownership schemes where occupiers can potentially purchase 100% of the equity will not be considered appropriate.

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- 12.4.8** Where planning permission would not normally be permitted for housing, it can still be difficult to encourage landowners to sell their land below open market residential values. In order to address this, a proportion of market housing shall be permitted to a maximum provision of one open market home for every two affordable homes on development sites put forward by Parish/Town councils in their Neighbourhood Development Plans, through the community right to build or by agreement with Arun District Council.

### Policy H SP3

#### Rural housing and exception sites

This policy would only apply when the housing need cannot be met on allocated housing sites or in the built up area boundary. Housing on rural exception sites will be permitted where they meet all of the following criteria and are consistent with all other Local Plan policies:

- a. The site is located within a parish with an identified level of housing need following the undertaking of a Local Housing Needs Survey and will contribute towards meeting that identified need;
- b. The exception site is adjacent to an existing Built-Up Area Boundary, or is well related to existing residential development and amenities located in, or adjacent to, a clearly identifiable village or settlement; and
- c. The proposed development would be appropriate to the settlement and area in which it is proposed to be located in terms of scale, form and character. Within rural exception sites, both affordable and private market housing units shall be of a similar scale and design.

Arun District Council will base its assessment of identified housing need on the Housing Register and other available up-to-date housing needs assessments.

Development will be considered to contribute towards meeting an identified need, where it will provide accommodation for any of the following:

- e. Existing residents of the parish requiring separate accommodation;
- f. Persons who have longstanding family links (immediate family only e.g. parent, sibling or adult child and step relationships) with the parish;
- g. Grandparents, grandchildren, aunts or uncles and non adult children will be included only where the Council considers it necessary for the applicant to be accommodated within the Parish in order to provide or receive medical or social support to or from a relative;
- h. Persons with primary employment based within the parish; and/or
- i. Persons who have had to move away from the parish due to a lack of affordable housing, but would like to return.

Permission granted in these cases will be subject to planning obligations and will include safeguards that the scheme provides for the identified local need and will continue to do so in perpetuity.

Where, through Neighbourhood Development Plans, the community right to build or by agreement with Arun District Council, a parish has identified a demand for affordable housing and has identified an 'Exception Site', a maximum provision of one open market home for every two affordable homes shall be permitted. Neighbourhood Development

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Plans may include Rural Exception Sites but only where there is an identified need following the undertaking of a Local Housing Needs Survey. The detail and tenure mix shall be agreed with the Council.

Where there is a lack of affordable land to meet local Traveller needs, the Council will consider allocating and releasing sites solely for affordable Traveller sites as part of the rural exceptions site policy approach. Such sites shall only be used for affordable Traveller sites in perpetuity. Mixed use shall not be permitted on rural exception sites.

### 12.5 Houses in multiple occupation

- 12.5.1** In providing for the housing needs for Arun, it is important to ensure that mixed and balanced communities are developed so that situations where existing communities become unbalanced by the narrowing of household types towards domination by a particular type, such as shared housing, are avoided.
- 12.5.2** A large concentration of housing in multiple occupation (HMOs) can have a significant and potentially damaging impact on the amenity of a local area, especially if too many properties are let to short term tenants. This can be of particular concern in areas such as Arun where the numbers of seasonal workers is high.
- 12.5.3** The contribution of HMOs to the economy is recognised, particularly as a source of housing for people on low incomes, those on benefit payments, students and those starting off in the economy as young professionals.
- 12.5.4** Many properties are capable of accommodating a modest increase in occupancy, as a way of meeting the increasing demand for HMOs and other conversions. However the number of tenants is unlikely to remain fixed over time and increased occupancy may well give rise to noise and disturbance and a greater demand for off-street parking.
- 12.5.5** Larger households tend to generate more refuse, regardless of whether the property is occupied by a single family or in multiple occupation. Where large amounts of refuse are not adequately stored prior to collection, it can become both unsightly and a health hazard, particularly during summer months.



### Policy H SP4

#### Houses in multiple occupation

Where planning applications for houses in multiple occupation (HMOs) are not already covered by permitted development rights, they will be favourably considered where the proposals contribute to the creation of sustainable, inclusive and mixed communities and meet the following criteria:

- a. Do not adversely affect the character of the area including eroding the balance between different types of housing, including family housing;
- b. Do not contribute to the generation of excessive parking demands or traffic in an area;
- c. Provide adequate areas of open space.

### 12.6 Independent living & care homes

**12.6.1** Arun has one of the highest older populations (people aged 60+) when compared to other local authority areas within the County. Comparatively speaking, Arun also has a low proportion of people aged under 45 living within the District. Life expectancy in the District is high with females having one of the highest life expectancies in the County at approximately 83.5 years which is higher than England at just over 82 years. Men on the other hand, have a slightly lower life expectancy at almost 79 years, which is higher than England (at just over 78 years)<sup>(33)</sup>.

**12.6.2** Having regard to the age profile of the District, the Council recognises the need to support the provision of continuing care facilities for the elderly which may take the form of any of the following:

- Own homes (designed to meet the needs of the elderly)
- Sheltered housing
- Day care facilities
- Nursing homes, and
- Specialised care units

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33 West Sussex Public Health Plan 2012-2017 '*Healthy and Well in West Sussex*'



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- 12.6.3** It is essential that care facilities are located close to community and social facilities in order to ensure that older people can continue to be an integral part of existing communities. Facilities should be easily accessible for residents, employees, visitors and service providers. A travel plan would form an important part of any planning application for care facilities.

### Policy H DM2

#### **Independent living and care homes**

New and extended independent living and care homes will be permitted where applications can demonstrate the following and where the proposal is consistent with all other Local Plan policies:

- a. The scheme is located within the Built Up Area Boundary if it is a new facility.
- b. The scheme shall be easily accessible either by foot or public transport, to community and social facilities e.g. shops, post offices, healthcare, community facilities
- c. The design of the scheme shall be such that it can be easily adapted to the varying needs of the users of the scheme
- d. The design and scale of the scheme shall be appropriate to the local context
- e. Amenity space shall be provided
- f. Overall, the scheme should be located where it would support and encourage the continuation of a healthy, active lifestyle

## 12.7 Traveller accommodation

- 12.7.1** Arun District Council recognises the need to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which addresses the likely permanent and transit site accommodation needs of Travellers <sup>(34)</sup> in the District.
- 12.7.2** Given the nature of Travellers moving between sites and across administrative boundaries, it was considered appropriate and in accordance with national planning guidance that Arun District Council would work with Adur and Chichester District Councils, Worthing Borough Council and the South Downs National Park Planning Authority to develop a joint Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA). In 2013, a GTAA was thereby prepared on behalf of each of the above authorities. An updated report was published in May 2015. GTAA's use a variety of methods, including talking to Traveller families and looking at past trends, in order to provide a strategic overview for the required number of pitches and plots for each local authority area.

2012-2017		2018-2022		2023-2027	
Public	Private/ New Traveller	Public	Private/ New Traveller	Public	Private/ New Traveller
5	1	2	2	2	2

**Table 12.5 Pitch provision required in Arun district to accommodate Gypsies and Travellers**

2012-2017	2018-2022	2023-2027
5	1	1

**Table 12.6 Plot provision required in Arun district to accommodate Travelling Showpeople**

- 12.7.3** To support the GTAA the Council commissioned a Gypsy, Traveller and Travelling Showpeople Sites Study. This study identifies a number of sites across the District with some potential to meet identified needs. The Study recommends that:

34 'Travellers' means 'Gypsies and Travellers' and 'Travelling Showpeople' as defined in Annex 1 of 'Planning Policy for Traveller Sites' (March 2012) and explained in the glossary section

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- Current Traveller and Travelling Showpeople sites that are temporary or subject to personal conditions should be permitted on an unrestricted basis to ensure that the needs of Travellers and Travelling Showpeople are met
- The Local Plan should include a policy to resist development resulting in the loss of Traveller, or Travelling Showpeople sites, unless alternative provision is made. These provisions are included in the following policy, H SP5

**12.7.4** The site specific study identifies key issues to be addressed with regard to public and private site provision. Arun District Council will produce a Gypsy and Traveller and Travelling Showpeople Site Allocations document (DPD) to identify land for permanent pitches to meet the need identified to 2027.

### **Private site provision**

**12.7.5** The pitch targets for private Gypsy and Travellers pitches between 2012 and 2017 have been met, with an overall net gain of one private pitch since April 2013. However, a further four pitches are required up to 2027.

### **Public site provision**

**12.7.6** There has been no gain in public pitch provision between April 2013 and December 2016. Arun District Council will produce a Gypsy and Traveller and Travelling Showpeople Site Allocations document (DPD) to identify land for permanent pitches to meet the need identified to 2027. In order to prepare this DPD, a clear methodology is therefore required to appraise the relative suitability of sites and to inform the identification of preferred sites. This Proposed methodology for assessing permanent sites for Gypsy and Traveller and Travelling Showpeople has been set out to identify and assess potential sites and includes detailed criteria against which proposed sites can be assessed and compared.

### Policy H SP5

#### **Traveller and Travelling Showpeople accommodation**

Within the plan period 2011-2031 provision shall be made for at least 5 private pitches and 9 public pitches for gypsies and travellers and 7 plots for travelling showpeople in the District. Provision for at least 5 private pitches will be made on unallocated sites permitted in accordance with the criteria in 3 below:

1. Planning permission will not normally be granted for development involving the loss of lawful accommodation for Gypsy and Travellers and Travelling Showpeople unless alternative provision is made to make good any loss.

2. Planning applications for Gypsy and Traveller and Travelling Showpeople sites to remove personal conditions, or to make temporary planning permissions permanent will normally be granted subject to the proposal complying with the criteria in 3 below.

3. Planning applications for Gypsy and Traveller and Travelling Showpeople sites shall:

- a. Be of a scale appropriate to their setting, having regard to the scale and form of nearby residential development.
- b. Be located in areas not prone to flooding and or near refuse sites, industrial sites or similar. Where satisfactory mitigation measures are being proposed to address flooding issues, however, development may be considered. This shall not be on sloping exposed sites, unstable sites or on contaminated land. Where land has been appropriately decontaminated, however, development may be considered.
- c. Be located in areas that are well located with respect to the highway network and enable easy and safe access to sustainable settlements with a range of local services including schools, shops and healthcare facilities either by foot, cycle, public transport or car. Notwithstanding this, residential sites shall not be located immediately adjacent to major transport corridors unless noise, safety and air quality impacts can be mitigated.
- d. Be located in areas that are not within an international, national or local nature conservation designation or where they will have a significant effect upon any designation.
- e. Where possible, make effective use of previously developed or derelict land.
- f. Be located so that sites, including any on-site business uses, shall not negatively impact on the safety, amenity and privacy of the occupants of the site and neighbouring residents and land uses. Adequate space for the storage of equipment for business uses shall be provided on site. Such areas shall be visually pleasing and not impinge on amenity areas.

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- g. Incorporate appropriate landscaping and boundary treatment, including existing natural landscape features such as trees (particularly mature trees and hedging). Planning conditions or planning obligations shall be used in this regard. Where new boundary treatment is proposed, it shall be sympathetic to and in keeping with the surrounding area.
  - h. Be served (or be capable of being served) by an adequate water supply and appropriate means of sewage disposal. In circumstances where this is not possible, suitable alternative arrangements may be made with the agreement of the Planning Authority.
  - i. Be located to ensure there is no adverse impact on the historic environment or individual heritage assets therein or their setting.
4. A site for at least 9 public pitches for Gypsy and Traveller provision will be identified. Arun District Council will produce a Gypsy and Traveller and Travelling Showpeople Site Allocations document (DPD) to identify land for permanent pitches to meet the need identified. The DPD will be informed by an updated GTAA due to be published in 2018.
5. Where there is a lack of affordable land to meet local Gypsy and Traveller needs, the Council will consider allocating and releasing sites solely for affordable Gypsy and Traveller sites as part of the rural exceptions site policy approach. Such sites shall only be used for affordable Gypsy and Traveller sites in perpetuity. Mixed use shall not be permitted on rural exception sites.

### 12.8 Agricultural, forestry & horticultural workers' dwellings

- 12.8.1** One of the few circumstances in which isolated residential development in the countryside may be justified is when accommodation is required to enable agricultural, forestry and certain other full-time workers to live at, or in the immediate vicinity of, their place of work. In certain cases, the nature and demands of the work concerned make it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work. This approach is supported by the Council and has been endorsed by the National Planning Policy Framework (March 2012).
- 12.8.2** There has been a tradition within the Arun District to provide temporary accommodation for seasonal workers on a season by season basis in the horticultural industry. With respect to such development proposals, the occupation of the accommodation is limited to particular seasons only and would not be permitted for permanent residential use.

### Policy H DM3

#### Rural workers' dwellings

Outside the built-up area boundary planning permission shall be granted for dwellings for rural workers, subject to the criteria as outlined below:

##### 1. Permanent rural workers' dwellings

New permanent dwellings shall be permitted to support existing agricultural activities on well-established agricultural units, providing:

- a. There is a clearly established existing functional need i.e. essential for the proper functioning of the enterprise for one or more workers to be readily available at most times e.g. in cases where animals or agricultural processes require essential care at short notice or in order to deal quickly with emergencies that could otherwise cause serious loss of crops or products.
- b. The need relates to a full-time worker, or one who is primarily in rural employment and does not relate to a part-time requirement.
- c. The unit and the rural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so.
- d. The functional need could not be fulfilled by the conversion of an existing building on the unit, another existing dwelling on the unit or subdivision of an existing unit or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned.
- e. Rural workers dwellings shall be of a size commensurate with the established functional requirement. Rural workers dwellings that are unusually large in relation to the agricultural or forestry needs of the unit shall not be permitted.
- f. Rural workers dwellings should be sited so as to meet the identified functional need and to be well-related to existing farm buildings or other on site farm dwellings.
- g. Any planning permission granted will be subject to an occupancy condition, limiting occupation to a person solely or mainly employed in the locality in agriculture or forestry. Such conditions will only be removed if it can be demonstrated that the rural workers dwelling is no longer required for agricultural or forestry purposes or for any person solely or mainly employed in agriculture or forestry and that reasonable attempts have been made to market the rural workers dwelling for that use.
- h. Where appropriate, permission may be subject to a legal agreement preventing the future separation of farmhouses from any adjoining farm buildings/land.

##### 2. Temporary rural workers dwellings

If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it shall, for the first three years, be provided by a caravan or other temporary accommodation and shall satisfy the following criteria:

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- a. Provide clear evidence of a firm intention and ability to develop the enterprise concerned.
- b. Demonstrate a functional need i.e. essential for the proper functioning of the enterprise for one or more workers to be readily available at most times e.g. in cases where animals or agricultural processes require essential care at short notice or in order to deal quickly with emergencies that could otherwise cause serious loss of crops or products.
- c. Provide clear evidence that the proposed enterprise has been planned on a sound financial basis.
- d. Demonstrate that the functional need could not be fulfilled by another existing dwelling on the site, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned.
- e. Planning conditions/obligations shall be used to limit the duration of the proposed use.

### 3. Temporary seasonal horticultural workers' dwellings

Permission for temporary accommodation for seasonal horticultural workers will only be granted in exceptional circumstances, where there is clear evidence that the structures are absolutely essential for the provision of staff accommodation to facilitate the economic running of a farm or horticultural holding and providing that:

- a. There is no suitable alternative means of providing the accommodation;
- b. The structures are recognised as an interim measure and approved on a temporary basis only, subject to seasonal and temporary occupancy conditions. Planning conditions/obligations shall be used to limit the duration of the proposed use;
- c. The structures are sited in order to minimise their visual impact on the surrounding area;
- d. The structures are designed to provide adequate accommodation which complies with minimum health standards;
- e. The structures are designed and sited to meet normal planning and technical requirements including access, hardstanding, fire resistance and light ventilation;
- f. Any drainage issues are satisfactorily addressed; and
- g. All other necessary services to serve the dwelling(s) exist.

### Policy H DM4

#### **4. Conversion of rural buildings for residential use**

Proposals for the conversion of buildings for residential use outside the built-up area will not be permitted unless:

- a. Either, it has been demonstrated that reasonable attempts have been made to market and use the premises for business purposes, and the application must be supported by a statement of the efforts which have been made; or, residential conversion is a subordinate part of a scheme for business re-use;
- b. The building is structurally sound, of permanent construction, and capable of conversion without rebuilding or significant alteration or extension;
- c. The resultant building and use will not have an adverse effect on the rural character of the area and is sympathetic to its setting in terms of form, bulk and visual design. Particular regard will be given to the impact of any residential curtilage on the character of the countryside;
- d. Where the building is of historic or architectural importance, there is no adverse effect on the character and appearance or features of architectural or historic interest, internally and externally, which the building possesses, or its setting; and
- e. The traffic to be generated by the new use can be safely accommodated by the site access and the local road system.

The proposal must minimise the amount of land to be used as residential curtilage. A structural survey may be required to demonstrate that the building is capable of conversion. Provision for bats and/ or owls should be incorporated into the scheme. Where necessary, planning conditions will be imposed removing relevant Permitted Development Rights under the General Permitted Development Order. All large scale proposals must be accompanied by a landscape assessment.





### 13.1 Design

#### **Arun's Local Plan strategic objectives for Design is:**

**"To plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity."**

**"To create vibrant, attractive, safe and accessible towns and villages that build upon their unique characters to provide a wide range of uses and which are a focus for quality shopping, entertainment, leisure, tourism and cultural activities."**

**"To plan and deliver a range of housing mix and types in locations with good access to employment, services and facilities to meet the District's housing requirements and the needs of Arun's residents and communities both urban and rural, ensuring that issues of affordability and the provision of appropriate levels of affordable housing are addressed while supporting the creation of integrated communities."**

**13.1.1** The importance of good design in securing high quality development has been recognised by Central Government. Great importance is given to having a holistic approach to good planning and good design being integral to our quality of life.

**13.1.2** The principle behind this policy approach is to think District wide about the desired future urban form/townscape and architectural and urban design, developing a framework for comprehensive design policies to be included in the Local Plan. Urban design is the collective term used to describe the process of designing and shaping cities, towns and villages.

**13.1.3** Arun District Local Plan design policies set out the Council's requirements relating to the design of new buildings, together with alterations and extensions to existing buildings in the District.

**13.1.4** The Policy objectives are to create and promote;

- development which is of high quality;
- locally distinctive sustainable and functional development that positively enrich the environment;
- a sense of identity through the form and pattern of new development;
- appropriate innovation and new technologies;
- pleasant spaces and a sense of welcome through improved lighting and signage;
- opportunities for ease of movement for pedestrians and cyclists while ensuring road users are equally designed for;
- good use of the natural and built environment conserving and improving it as required; and
- inclusive design for the lifetime of the development.

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- 13.1.5** The Council requires good design which will contribute positively to making places better for people. Development will be expected to address social and environmental dimensions as well as visual and functional matters.
- 13.1.6** Proposals should seek to provide a clear and coherent design framework that incorporates the policy objectives.
- 13.1.7** The Council requires all applications to have regard to statutory planning and design requirements, the emerging Arun District Council Design Guide, relevant Village Design Statement (where applicable) and any other guidance documents which may be published or referenced by the Council on site specific proposals.

### Policy D SP1

#### Design

All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.

With major developments (as defined in the GDPO 1995 as amended) or allocated sites in the Development Plan. In addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required.

### 13.2 Aspects of form & design quality

- 13.2.1** Arun District is a diverse area rich in architecture of every period and style. As a result of this complex mixture, expectations for quality in design is therefore paramount to achieve a better built environment in the future.
- 13.2.2** The successful introduction of new buildings into established townscapes and landscapes relies on the use of materials, high standards of workmanship, detailing and limits on scale and massing ensuring that 'new' buildings are harmonious with their surroundings.
- 13.2.3** Proposals for new buildings will be expected to demonstrate: a creative design solution specific to the site; attention to quality of materials, methods of construction, finishes and details; visual interest when viewed as a whole and in detail; attention to proportions, massing, form and scale; and integration between the different parts of the building to create a coherent whole.

### Design quality

**13.2.4** Design quality in the built environment contributes to the successful delivery of sustainable development, shaping how buildings, streets, spaces and places function, look and feel. New development has the potential to enhance or even transform the quality of life for people who work, live or visit an area. The more effective the design quality of buildings and places, the more likely they will be cherished, valued and maintained by those who use them, ensuring development is enjoyed and shared by future generations to come.

**13.2.5** Arun District Council expects a high standard of design in all planning applications. To achieve this, applicants shall ensure that:

- A comprehensive design process has been carried out including: a site and context appraisal and assessment of relevant policies; involvement with the local authority and local community; evaluation of collected information; and the design of the development scheme based on assessment, involvement, and evaluation of information collected;
- In the design of the development scheme there should be clear evidence that design principles based on sustainable development objectives and established urban/rural design principles have been followed, understood and integrated within the constraints of the development proposal; and
- Where necessary, a Design and Access Statement has been completed and accompanies the application.

**13.2.6** To achieve high quality design, there are several intrinsic sustainable development objectives that should be understood by applicants to inform the design of a new development scheme. These are to:

- Respect, improve and enhance the existing surrounding environment;
- Be attractive in appearance, responding to the local context but receptive to original design and innovation in construction techniques, design and technologies;
- Be usable, in terms of accessibility, legibility and be well-connected;
- Be adaptable and flexible to the needs of the occupiers now and in the future;
- Be socially inclusive, catering for the current and changing needs of the District;
- Discourage crime and anti-social behaviour;
- Encourage health and well-being; and
- Incorporate measures to mitigate and adapt against the effects of climate change.

### Character

**13.2.7** Buildings and landscapes that demonstrate a distinct character and are aesthetically pleasing, contribute greatly to the success of a place and are proven to increase community pride. A development scheme based on sensitive understanding of site and context, can exhibit a distinct character and identity, while also belonging to the wider locality. Therefore successful development should respond to locally distinctive

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patterns of development, building methods and detailing, materials, landscape, history and culture, or where this is absent, use strong ideas absorbed from contemporary society and culture.

### Scale

**13.2.8** Scale covers a number of areas, including:

- The height, width and length of a building or buildings in relation to its surroundings;
- The size of parts of a building or its details, particularly in relation to the size of a person; and
- The combined effect of the arrangement, volume and shape of a building or group of buildings in relation to other buildings and spaces i.e. its massing.

**13.2.9** For development to be successfully integrated within the existing environment, scale is an important design element. When designing to the local character of building forms, patterns of development and the natural environment, the scale of new development should:

- Avoid obscuring public views, vistas and skylines;
- Ensure the height and massing does not interrupt or debase the rhythm of an existing building/roof line and overall streetscape, or detract from the local and wider area's character;
- Respect the existing scale in the detailing and composition of elements such as windows, doors etc;
- Have regard for the principal users of development schemes – people; so that buildings and infrastructure are scaled for their maximum benefit and enhance their experience of the space; and
- Taller buildings are more suited to key locations such as on corners, along principal routes, the end of vistas or around parks but this would be more site specific.

**13.2.10** The form, building details and massing of a development will have a great impact on a locality, and has the opportunity to enhance, add variety and local distinctiveness. Development does not have to be restricted to exactly the same scale of the existing area, but it should keep within the general confines of the overall character, unless it can be demonstrated that the contrary would bring a substantial visual improvement.

### Density

**13.2.11** Density refers to the amount of development on a piece of land. Built density can be expressed in terms of plot ratio; units or habitable rooms per hectare; site coverage plus the number of floors or a maximum building height; or a combination of these. A design led approach to density can optimise the use of a site, achieve efficient use of land and ensure high quality development sympathetic to the surrounding area. This approach allows for higher densities in areas with good access to public transport

and services or more central locations, while still providing features such as gardens, open space, good space standards and sympathetic design in built form, materials and external layout. When considering density, thought should be given to proximity of activities, routes and public transport access.

- 13.2.12** The density of proposals should be sympathetic to the site and its surroundings. Within large sites the density should vary to guard against uniformity.

### Innovation

- 13.2.13** Innovation can be incorporated into development schemes via building construction methods, building materials, and the use of new technologies (eg. solar panels and electric car re-charge outlets). Innovation is an important design element as it raises the standard of a development scheme by enhancing its performance, quality and aesthetics, resulting in its desirability, longevity and status. Innovation does not have to be limited to one-off developments or modern districts of cities, by utilising sensitive and intelligent design new and old can co-exist without disguising one as the other.

### Layout

- 13.2.14** Layout refers to the framework of routes and spaces of a scheme. It is important that layouts are configured in such a way that they are easy to understand, are well-connected, inclusive, feel safe, and have clearly defined public and private spaces. Principles of permeable and legible layouts should be followed.

### Public realm

- 13.2.15** For places to work and foster sustainable communities it is important that the public realm is of high quality, feels safe, is inclusive to all social groups, and adaptable to the changing needs of the community. This is achievable through:

- The quality of hard landscaping (paving, kerbs, walls etc);
- Planting
- Green space and green corridors should be retained, enhanced and integrated into the design of a development scheme.
- Lighting needs to be integral to the design, so that it is designed in and not added at the end;
- Secure cycle parking facilities, the quantity and location of which will be dependent on their potential usage; and
- Public amenity space. This should be of a high standard and an adequate size for the development and needs of the community.

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### Crime and security

**13.2.16** To ensure cohesive and sustainable places it is important that a sense of personal and community safety is present within the built environment. Various measures can be designed into development schemes, that can assist in discouraging crime and anti-social behaviour. Such measures include:

- Places with well defined interconnected routes and spaces;
- Public and private spaces that are clearly defined.
- Natural surveillance, by fronting buildings e.g. play areas onto the public realm;
- Ensuring places and buildings have necessary well designed security features, that are not offensive in appearance and integrate into the public realm; and
- Strategically placed effective lighting.

**13.2.17** With regard to the above, both the 'Secured by Design' standards and the 'Crime Prevention Through Environmental Design (CPTED) principles must also be considered.

### Public Art

**13.2.18** Public art is recognised as having a significant role in creating successful places and establishing vibrant communities. Public art has the ability to make buildings and places more distinctive, attractive and legible, therefore, public art should be incorporated into design schemes, with encouragement given to richer detailing and use of materials of the built form.

### Policy D DM1

#### Aspects of form and design quality

**When considering any application for development the Council will have regard to the following aspects:**

##### **1. Character**

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

##### **2. Appearance/attractiveness**

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.

##### **3. Impact**

Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

##### **4. Innovation**

Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.

##### **5. Adaptability**

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.

##### **6. Crime prevention**

Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.

##### **7. Trees and woodland**



## 13 Design

All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

### **8. Solar gain**

Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.

### **9. Public realm**

Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

### **10. Layout - movement**

Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.

### **11. Layout - legibility**

Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

### **12. Public art**

Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.

### **13. Density**

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

### 14. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

### 15. Aspects of form and design quality

Development should also comply with the Arun District Council Design Guide.

## 13.3 Internal space standards

### Internal space standards

- 13.3.1** Low space standards lead to dissatisfaction and reduced quality of life for residents. Arun District Council requires accommodation to be tailored to numbers and characteristics of expected residents. Internal space standards need to be met in order to achieve a satisfactory environment for both residential and non-residential developments but primarily for housing purposes. Reasonable standards need to be maintained because people must have room to settle satisfactorily into what is likely to be their long-term home.
- 13.3.2** There is increasing evidence that the internal space and storage within new housing is inadequate to meet the requirements of occupants and their changing needs. In response to this several minimum space standards have surfaced over the years by individual planning authorities to guide the design of new dwellings.
- 13.3.3** The Government has Nationally Described Standards to replace the many different existing space standards used by Local Authorities
- 13.3.4** There might be occasions where development schemes cannot comply with all the space standards required (such as the conversion of an existing building, or where compliance with the standards may harm the historic character of a building). Arun District Council will consider these on a case-by-case basis.

### Policy D DM2

#### Internal space standards

The planning authority will require internal spaces to be an appropriate size (having regard to the exceptions that may apply as referred to in paragraph 13.3.4) to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance.

# 13 Design

## 13.4 Extensions & alterations

### Extensions and alterations

- 13.4.1** The Council is committed to achieving good design in all new development and spaces, including extensions and alterations to existing buildings (residential and non-residential).
- 13.4.2** The design of individual buildings and spaces is a vital part of successful place-making, and the Council will seek to ensure that all development and spaces are well designed and of a high quality.
- 13.4.3** Extensions and alterations to existing buildings should be designed to:
- Complement the scale and massing of the existing building;
  - Preserve any features of interest;
  - Provide a satisfactory relationship between old and new fabric;
  - Not lead to overlooking, overpowering or overshadowing of neighbouring properties; and
  - Ensure adequate natural light within the building, garden and amenity space.
- 13.4.4** The design of a proposal should not be generic, but respond to an analysis of the characteristics of the specific site, as well as the distinctiveness of the wider setting. Often the best approach is to reflect the style of the existing building, especially in Conservation Areas and for Listed Buildings. In other locations extensions of a more contemporary design may be appropriate. Consequently, any proposal will need to demonstrate that through its scale, density, layout, siting, character and appearance, it has been designed to respect the property and its surroundings. All proposals should be visually subservient to the existing property and provide a high standard of amenity to meet the day to day requirements of the occupants. Extension of up to 50% in terms of floor space will generally be considered proportionate, whilst those above this figure will be considered disproportionate and unlikely to be acceptable.
- 13.4.5** All extensions and alterations which are visible on the street-scene, should respect the established spatial character and pattern of the street, and make a positive contribution to the locality.

## Policy D DM4

### **Extensions and alterations to existing buildings (residential and non-residential)**

When considering applications for extensions and alterations to existing buildings, the Council will require that:-

- a. the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;
- b. the extension or alteration is visually subservient to the main building and provide a high standard of amenity;
- c. the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;
- d. in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary and;
- e. the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition.

Developments shall also be consistent with all other Local Plan Policies.

## 13.5 Addressing climate change

- 13.5.1** Climate change is caused by greenhouse gases that are primarily produced through the burning of fossil fuels. Problems commonly associated with climate change include rising sea levels, rising temperatures and extreme weather patterns. Climate change is one of the biggest challenges facing the District as it will impact upon all local communities and businesses in the District, in particular through increased flood risk, declining water availability and increased health problems for those vulnerable to extreme temperatures.
- 13.5.2** Arun District Council has signed the Nottingham Declaration on climate change which is a public statement of intent to work with the local community and businesses to respond to the challenges of climate change. The Nottingham Declaration has been superseded by 'Climate Local - a Local Commitment to Action on Climate Change' which is a more locally specific means of identifying carbon reduction measures and improving energy efficiency.
- 13.5.3** The Council has a key role in promoting sustainable development and travel in order to achieve low carbon development which aims to reduce the effects of global warming. The Council must also ensure that the District continues to prepare for and adapt to the likely future effects of climate change.

## 13 Design

### Climate change adaptation and design

- 13.5.4** Some degree of climate change is inevitable, and will likely result in a range of impacts such as flooding, drought and heat exposure. This will in-turn lead to a decline in the quality of habitats and biodiversity. Climate change adaptation measures are set out in a number of Policies within the Local Plan. These Policies must be considered at an early stage of the design process to ensure development is resilient against the known impacts of climate change over the Plan period and into the future.

#### Policy ECC SP1

##### Adapting to climate change

The Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.

In order to achieve this, development must be designed to take account of the following issues:

- a. Location (in relation to flood risk and vulnerability to coastal erosion);
- b. Water efficiency;
- c. Shade, cooling, ventilation, solar gain;
- d. Connectivity to the green infrastructure network;
- e. Layout and massing;
- f. Resilience of buildings and building materials to extreme weather events; and
- g. Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS)

### Energy efficiency

- 13.5.5** Development in the District must also be designed to mitigate against the impacts of climate change by reducing the emissions of greenhouse gas in line with the Energy Hierarchy. The Energy Hierarchy is a classification of energy options, prioritised to assist progress towards a more sustainable energy system.

- 13.5.6** The Climate Change Act (2008) sets out a legally binding target for reducing the UK carbon dioxide emissions by at least 26% by 2020 and at least 80% by 2050, compared to 1990 levels. The Energy Act 2013 supports the binding reduction targets and enables Local Planning Authorities to set requirements for energy use and energy efficiency. A key component of the Act is to set out the Energy Hierarchy which is to:

- Reduce the use of energy;

- Use energy more efficiently;
- Move to energy from renewable sources; and
- Use remaining fossil fuels cleanly.

**13.5.7** The Council will support proposals which contribute to both mitigating and adapting to climate change and to meeting the national targets to reduce carbon emissions.

## Renewable energy

**13.5.8** The West Sussex Sustainable Energy Study<sup>(35)</sup> has identified and assessed potential renewable energy resources in Arun, drawn from a range of sources, including wind turbines (mainly medium/small scale), solar photovoltaic, solar water heating, energy crops/biomass and gas/wood/waste fired Combined Heat and Power (CHP).

**13.5.9** The Study demonstrates that the District has capacity to absorb renewable energy development, although the location of this needs to be carefully considered to protect against adverse harm, from visual and noise impacts and impacts upon the natural environment (a Habitats Regulations Assessment may be required as part of this). In order to provide flexibility, no specific technologies are referenced in the Policy as it is recognised that the advancement of renewable technologies is a fast paced arena.

**13.5.10** To promote the generation of renewable and low carbon energy, national guidance<sup>(36)</sup> and planning legislation,<sup>(37)</sup> advocate the use of a policy which stipulates a proportion of on site energy generation to be derived from renewable or low carbon technologies.

**13.5.11** The South East Plan previously set the ground rules for this type of policy for Local Planning Authorities in the South East. Policy NRM11 required 10% of energy to come from renewable or low carbon technologies for major residential development or commercial development 1000m<sup>2</sup> or larger. Despite the revocation of the South East Plan, Arun District Council, in line with its commitments to mitigate the impacts of climate change under Climate Local, will take forward this policy requirement.

**13.5.12** The potential financial burden that arises from requiring additional sustainability measures for development means that the District has limited the requirement to achieve 10% renewable or low carbon energy generation to major<sup>(38)</sup> development only. To ensure flexibility and to be in line with the Government's advice,<sup>(39)</sup> the Council will consider 'allowable solutions' where it is clearly demonstrated that the provision of on site renewable or low carbon energy generation is unviable or not feasible.

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35 Centre For Sustainable Energy 2009

36 Draft National Planning Policy Framework (DCLG 2011)

37 Planning and Energy Act (HM Government 2008)

38 As defined in the GDPO 1995 (as amended)

39 Definition of Zero Carbon Homes and Non Domestic Buildings, para 5.7 (CLG 2008)

## 13 Design

**13.5.13** Allowable solutions are those which will still deliver energy use reductions but not necessarily on site, for example, contributions to low and zero carbon community heat infrastructure elsewhere in the District. They will be worked out through negotiations with the Council during the planning application process and would normally be incorporated into the permission granted through condition.

### Policy ECC SP2

#### Energy and climate change mitigation

All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:

- a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;
- b. Use design and layout to promote energy efficiency; and
- c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.

All major developments<sup>(40)</sup> must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable. Energy efficiency measures will be taken into consideration when the total predicted energy requirements are calculated. The Council will consider 'allowable solutions' where it is clearly demonstrated that the provision of on site renewable or low carbon energy generation is unviable or not feasible.

Where planning permission is required to retrofit energy efficiency measures into existing development, schemes will be permitted, subject to the Design and Built Heritage policies.

In assessing the achievement of these standards the Council will consider:

- Site constraints;
- Technical viability;
- Financial viability; and
- Delivery of additional benefits.

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40 As defined in the GDPO 1995 (as amended)



### Policy ECC DM1

#### Renewable energy

The Council will support renewable energy development subject to the criteria in this Policy. Schemes will be expected to contribute to the social, economic and environmental development and overall regeneration of the District.

Within areas of protected landscapes, areas or buildings, development should generally be small scale or community based.

The Council will support proposals for appropriately located renewable energy development, and their ancillary development where they meet the following criteria:

- a. The proposal is located and designed to minimise adverse impacts to landscape, habitats, the historic environment and residential amenity including visual, noise and odour impacts;
- b. The location and design of proposals will need to take account of the Council's landscape assessment and landscape sensitivity studies (or successor documents) and proposals for large scale renewable energy projects will need to be supported by a zone of theoretical visibility and viewpoint assessment;
- c. Priority should be given to proposals that integrate with existing or new development where appropriate to do so having regard to (a); and
- d. All proposals will need to demonstrate a suitable connection to the electricity distribution network, or appropriate energy storage facility, and provide evidence to demonstrate that the connection will not result in unacceptable impacts upon the landscape, natural and historic environment or visual and residential amenity.



## 14 Health, Recreation & Leisure

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### 14.1 Health, Recreation & Leisure

**Arun's Local Plan strategic objective for Health, Recreation & Leisure is to:**

**"Promote strong, well integrated and cohesive communities, through the promotion of healthy lifestyles, provision of good quality accessible community facilities and a safe environment, which delivers an enhanced quality of life to all. This includes meeting the needs of a growing elderly population."**

- 14.1.1** Community facilities in this context include both open spaces and built facilities for recreation, leisure, sport, arts and cultural activities. Arun's strategic objectives for Health, Recreation and Leisure reflect national and regional policies and guidance as well as local strategies and studies.
- 14.1.2** Open space, outdoor sport and recreation are important in enhancing people's quality of life. These also perform wider roles in helping to build inclusive communities, promoting healthy lifestyles and protecting green spaces. Open space, outdoor sport and recreation facilities include parks and gardens, natural and semi-natural green space, amenity green space, children's and young people's play areas, cemeteries and churchyards, green corridors, civic space, beaches and allotments. 'Open space' is defined as all open space of public value, including not just land, but also areas of water. Outdoor sport facilities include playing fields, synthetic turf pitches, tennis courts, bowling greens, multi use games areas and ancillary facilities such as pavilions, equipment huts and changing rooms.
- 14.1.3** Similarly, indoor sport, arts and cultural facilities play a significant role in developing the social wellbeing of individuals and communities by allowing activities and interests to grow outside the home and the workplace. They also bring people together and help to establish new communities. Recent surveys have shown that existing indoor sport, arts and cultural facilities in Arun are highly valued by local residents. Indoor sport, arts and cultural facilities covers leisure centres, indoor swimming pools, theatres, arts centres, galleries, community buildings, places of worship and other cultural venues.
- 14.1.4** In accordance with the Local Plan's vision and objectives, and surveys of residents, recreation and leisure facilities should be protected and enhanced under Local Plan policy to safeguard their future access and enjoyment.

## 14 Health, Recreation & Leisure

### Policy HWB SP1

#### Health & Wellbeing

All development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to:

- a. Providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe, well promoted, walking and cycling routes.
- b. Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and
- c. Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District.

Where new health, recreation and leisure facilities are planned, where possible, these shall be located along public transport corridors that are easily accessible to members of the wider community.

#### Relevant strategies

**14.1.5** The National Planning Policy Framework advises that planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs. Several Arun District Council strategies and studies informed this policy, and this policy is used to deliver the objectives of these strategies. The local strategies and studies are:

- Open Space Study
- Playing Pitch Strategy
- Indoor Sport and Leisure Facilities Strategy
- Green Infrastructure Study
- Leisure and Cultural Strategy
- Play Strategy
- Seafront Strategies

#### Strategic Priorities

**14.1.6** The above strategies and studies include assessments of the needs for health, recreation and leisure facilities and opportunities for new provision. Identified needs and opportunities have been used to develop strategic priorities for leisure and recreation facilities. These are:

## 14 Health, Recreation & Leisure

- Community sports hubs to provide for a number of outdoor sports
- Open access fitness equipment in parks and open spaces in the District.
- New high quality public open space for all new Strategic Housing developments, and all other new housing to contribute towards open space provision in accordance with the Open Space Study
- A new high quality linear park as an integral part of the housing allocation at Barnham/Eastergate/Westergate.
- Additional sports pitches and improvements to existing facilities to increase capacity
- New provision for teenagers and young people.
- Ensure low quality, highly-valued open space sites are prioritised for enhancement
- Ensure all open space sites assessed as high for quality and value are protected
- Open space sites helping to serve areas identified as having gaps in provision should be recognised through protection and enhancement
- Recognise areas with surpluses in open space provision and how they may be able to meet other areas of need
- The need for additional cemetery provision should be led by demand
- To protect the existing supply of outdoor sports facilities where it is needed for meeting current and future needs
- To enhance outdoor sports facilities through improving quality and management of sites
- To provide new outdoor sports facilities where there is current or future demand to do so
- Forward Plan for future facility requirements based on projected population growth and demand
- Consider the impact of the new leisure centre in Littlehampton given the proposed future housing developments/population growth
- Encourage schools, whether building new, or when improvements to sports facilities in existing schools are made, to have a community use agreement in place
- Aim to ensure that all Arun residents have access to community sports facilities which are accessible from a cost, distance and appropriate/fit for purpose point of view
- Corporately there ADC wish to deliver a new Leisure centre in the west of the District to meet the needs of current and future residents.
- Need for additional water space to meet current and future demand dependent on growth in housing
- Need for additional sports hall space to meet current and future demand dependent on growth in housing
- Need for additional health and fitness provision to meet current and future shortfall
- A new leisure centre to accommodate need for additional water space, sports hall and health and fitness provision in the District
- Need for additional 3G pitches in the District to meet current and future demand

## 14 Health, Recreation & Leisure

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- Short term investment in existing leisure facilities to meet increase in demand and increase capacity at sites
- Need for additional gymnastics facilities to meet latent demand

### Statement of requirements

**14.1.7** Most of the above strategies and studies focus on the need for residential development to contribute to new facilities. However, recent experience has shown that commercial developments put pressure on existing recreation and leisure facilities at lunchtime and after work. Users of commercial developments are not always residents of Arun and as a result additional burdens are put on the District's resources. Assuming that the workers commute a distance which is greater than the typical catchment areas for recreation and leisure facilities, then they will contribute towards an increased level of demand on existing provision within that locality which means that a developer contribution is justified.

**14.1.8** In light of the above the Council requires that:

- New housing development, regardless of size, makes provision for and/or contributes to recreation and leisure facilities.
- If viable, new commercial development makes provision for and/or contributes to recreation and leisure facilities.

**14.1.9** In negotiating for recreation and leisure facilities, the Council will seek facilities or financial contributions as follows:

- For open space, outdoor sport and recreation facilities, land set out in the right quantity (overall area), quality, specification and, if not on site, within an appropriate distance of the proposed development.
- For indoor sports facilities, the Sport England Sports Facilities Calculator (using local cost weightings for Arun District and West Sussex). The most up-to-date version of the Sports Facilities Calculator will be used.
- For arts and cultural venues and public art, a Community Infrastructure Levy contribution shall be required.

**14.1.10** Where the necessary space is not provided by the developer and there are no alternative schemes within an appropriate distance from the site to which the developer can contribute towards, planning permission shall not be granted.

**14.1.11** There may be occasions when it is not appropriate to provide facilities on site. In these cases the Council will collect financial contributions from developers and allocate those contributions to specific projects which deliver the Strategic Priorities identified in this chapter and within Arun District Council strategies and studies which inform this Policy. The strategic nature of the projects means that they will benefit residents across Arun District, not just the occupants of the development which has made the financial contribution.

## 14 Health, Recreation & Leisure

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- 14.1.12** An SPD will be prepared that sets out the methodology for providing open space, playing pitches and built sports facilities.

## Policy OSR DM1

### **1. Protection of open space, outdoor and indoor sport, community, arts and cultural facilities.**

Existing open space, outdoor and indoor sport, community, arts and cultural facilities should not be built on or redeveloped for other uses unless:

- a. a robust and up-to-date assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or
- b. the loss resulting from the proposed development would be replaced by equivalent or better provision of open space, outdoor and indoor sport, community arts and cultural facilities, which will be assessed in terms of quantity and quality and suitability of location; or
- c. the development is for alternative open space, sports, community, arts or cultural provision, the needs for which clearly outweigh the loss.

### **2. Open space, sport and recreation in new developments**

Housing and, where viable, commercial development will be required to contribute towards:

- a. Open space provision in accordance with guidance set out in the current Open Space Study. In some parts of the District open space provision is identified as being sufficient in terms of quantity. Therefore, provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new offsite provision in order to address any future demand. For larger scale developments, the quantity standards should be used to help determine the requirements for open space provision as part of that development.
- b. Playing pitch provision in accordance with guidance set out in the Playing Pitch Strategy. This will include improvements to existing provision to increase playing capacity and providing hubs of new pitches.
- c. Indoor sport and leisure facilities through financial contributions in accordance with guidance set out in the Indoor Sport and Leisure Facilities Strategy which identifies a need for a new leisure centre in the West of the District.
- d. Strategic projects identified in the Leisure and Cultural Strategy.

### **3. Local Green Space and Neighbourhood Plans**

Local Green Space is not identified in this Local Plan but will be designated in Neighbourhood Plans in circumstances where the criteria in paragraphs 76 and 77 of the National Planning Policy Framework are met.

### 4. Quality expectations

Developments with respect to all of the above shall have regard to the 'Secured by Design' guidance documents and shall also be consistent with all other Local Plan policies.

- 14.1.13** Allotment gardening can be a very rewarding pastime and can make a valuable contribution to the quality of people's lives. Open space is becoming increasingly important within our communities as the intensity of development increases. Allotments provide an important recreational asset with a multitude of benefits including a greater sense of community, a healthier lifestyle, promotion of well-being, biodiversity, and a valued, local and sustainable source of food. However, new allotments shall be avoided within Pagham Harbour Buffer Zone A .

### Policy OSR SP1

#### Allotments

The Council will encourage the development of sites as allotments subject to all of the following criteria:

- a. The land shall be situated within or immediately adjacent to the built-up area boundary or adjacent to community facilities or on appropriate sites close to residential areas;
- b. The land shall be suitable (i.e. having regard to flooding and gradient) and be easily accessible;
- c. Adequate water supply and parking facilities shall be provided on site;
- d. Located so that natural surveillance can be maximised; and
- e. Secure boundaries should surround the area of the allotment.

The loss of allotment sites to development shall only be permitted where a site of a similar scale can be provided that is as, if not more, conveniently located to the local community as the existing allotment site, subject to the above criteria.







# 15 Transport

## 15.1 Transport

**Arun's Local Plan strategic objectives for Transport are to:**

**"Reduce the need to travel and promote sustainable forms of transport."**

**"Plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity".**

**"Create vibrant, attractive, safe and accessible towns and villages that build upon their unique characters to provide a wide range of uses and which are a focus for quality shopping, entertainment, leisure, tourism and cultural activities."**

**"Promote strong, well integrated and cohesive communities, through the promotion of healthy lifestyles, provision of good quality accessible community facilities and a safe environment, which delivers an enhanced quality of life to all. This includes meeting the needs of a growing elderly population."**

**"Strengthen Arun's economic base and provide local job opportunities by increasing, diversifying and improving the quality of employment within the District through the provision of appropriate employment sites, better infrastructure, including road and rail access, quality affordable accommodation and the development of business support and partnerships."**

**15.1.1** The West Sussex Transport Plan 2011-2026 identifies key transport issues in the District including<sup>(41)</sup>:

- Road congestion during peak hours which causes disruption and air pollution especially on the A27 at Arundel, the A29 and A259.
- Level crossings on the A29 and the A284 cause delay between the A27 and the main towns of Bognor Regis and Littlehampton.
- Lack of safe crossing points along the main routes through the District causes community severance.
- Rail services between both Littlehampton, Bognor Regis and London are perceived as slow and upgrades to improve accessibility to rail stations are required.
- The current provision of pedestrian and cycling facilities is disjointed and suffers from inadequate signage, crossing points and poor surfacing.
- The Public Right of Way (PROW) network linking the South Downs National Park with the coast is also disjointed and deficient in bridleway access and requires surface enhancements.
- Due to low use of some services, there is uncertainty over the future viability of some bus services.

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41 West Sussex Transport Plan 2011-2026 (para 2.2.2)

- 15.1.2** These issues have far reaching impacts upon the District's economy, environment, health and wellbeing as well as adjoining Local Planning Authorities and are likely to become more significant over the Plan period as a result of development. These will be planned for during the course of this plan period and may be delivered in the future. The District is lacking in strong north-south links between the main towns of Littlehampton and Bognor Regis and the A27. As part of the Local Plan's vision to strengthen Arun's economic base, new and improved transport routes need to be delivered in line with development to improve access to employment land identified in the Strategic Employment Land Allocations Policy.
- 15.1.3** Strategic growth and improvements to highway routes may have an impact upon strategic junctions within the district and adjoining authorities. These have been identified through the Arun Transport Study for Strategic Development (March, 2013 and update 2016). A package of highway improvement and mitigation schemes have been identified to deliver district wide benefits and are identified within this chapter as well as the Infrastructure Provision and Implementation, Housing Delivery and Strategic Employment Land Allocation policies and the Infrastructure Delivery Plan (IDP). The Council aims to deliver these measures with its various partners and through a range of funding sources as identified in the IDP. The Council's key strategic priority with regard to transport infrastructure is to work with partners to facilitate the delivery of the A27 Arundel bypass. Arun District Council support the proposal for the Arundel Bypass and expect any design to include a new junction on to Ford Road.
- 15.1.4** Improving transport links within Arun can help to attract businesses to the district which in turn can help achieve sustainable development through increasing job density ie. residents working in the district as opposed to out-commuting.

## Policy T SP1

### Transport and Development

To ensure that growth in the District strengthens Arun's economic base, reduces congestion, works to tackle climate change and promotes healthy lifestyles; the Council will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.

The Council will support transport and development which:

- a. Is designed to reduce the need to travel by car by identifying opportunities to improve access to public transport services and passenger transport services whilst making provision for safe access to the highway network through improvements to the existing road network and the promotion of vehicles which use low-carbon energy;
- b. Is incorporated into the District's green infrastructure network and gives priority to pedestrian and cycle movements;
- c. Protects committed and indicative lines of major road schemes from development and, where applicable, contributes towards new road schemes which improve north-south links between Bognor Regis and Littlehampton and the A27, to ensure that they are delivered in line with strategic growth in the District;
- d. Incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide taking into consideration the impact of development upon on-street parking and;
- e. Is supported by an effective and deliverable Transport Assessment which demonstrates that the transport effects of development on the local and strategic road network can be satisfactorily mitigated and a Travel Plan, which is effective and deliverable, and;
- f. Explains how the development has been designed to:
  - i. accommodate the efficient delivery of goods and supplies;
  - ii. give priority to pedestrian and cycle movements and have access to high quality public transport facilities;
  - iii. create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter;
  - iv. incorporate facilities for charging electric and plug-in hybrid vehicles (where charging facilities are to be omitted from the development, evidence of market demand and viability must be provided); and
  - v. consider the needs of people with disabilities by all modes of transport.
- g. Provides improved crossing points over the railway line to improve transport links between the coast and the A27, in particular at Ford.

### 15.2 Sustainable travel & Public Rights of Way

- 15.2.1** Improving choice and access to sustainable modes of transport is key to reducing congestion, promoting healthy lifestyles and reducing social isolation. This can be achieved by locating new development within easy reach of public transport services, making provision for community transport and giving all residents and visitors to the District the choice to cycle or walk to destinations such as town centres, visitor attractions, places of work, learning, leisure facilities and other local services.

#### Public transport and community transport services

- 15.2.2** The Arun Transport Study for Strategic Development was prepared in 2013 (and updated 2016) to assess the impact of proposed development in Arun on the highway network. The study tested a package of mitigation measures achieved by reduced parking standards, improvements to sustainable modes of transport and Smarter Choices measures for all Strategic Development Locations. Smarter Choices measures include travel planning (workplace, school and personalised), training and promotional activities aimed at improving the sustainable transport mode share and reducing the need to travel.
- 15.2.3** The majority of public transport services, particularly in urban areas, are operated on an entirely commercial basis. They provide access to employment, healthcare, education, retail and leisure opportunities. However, in some cases bus services are unable to operate on a commercial basis at a reasonable cost for bus users. Taking into consideration the District's ageing population and levels of social isolation, particularly in rural parts of the District, the need for community transport services is rising and is likely to rise further in future.
- 15.2.4** Community Transport services ensure that those that are less mobile and are experiencing social isolation can access vital services such as healthcare and food shopping facilities. The services cater for increasing numbers of people and also provide volunteering opportunities. The Council will promote opportunities to incorporate community transport services into the function of mixed use community facilities in order to provide a joined up community service for the District's residents.

#### Cycling and Walking

- 15.2.5** Research undertaken for the Arun Leisure Strategy 2013 identifies that opportunities for walking and cycling in the South Downs was rated highly by residents. The strategy also identifies off road cycling facilities as one of the main services that residents would like to see upgraded, and one of the strategic priorities of the strategy is "to make the District exceptionally good for cycling and other activities that are best off road like horse riding, running and cycling". As well as being a highly popular leisure activity, the promotion of cycling and walking, as an alternative mode of transport, can play a significant role in reducing the number of cars on the road and therefore can reduce congestion on the District's roads.

## 15 Transport

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- 15.2.6** There are currently approximately 66km of cycle provision constructed in Arun. The cycle paths include signed routes on carriageway, shared use or segregated paths – both on pavements or traffic free sections and on road cycle lanes. There are also 'aspirational' cycle routes.
- 15.2.7** The aim of 'aspirational' routes is to connect up key locations, in particular to provide links between coastal settlements. The Marine and Coastal Access Act 2009 gives the right of access around the entire open coast of England, including, where appropriate, 'spreading room' along the way where visitors can rest, relax or admire the view. However, parts of Arun's existing Public Rights of Way (PROW) and cycle network are disjointed<sup>(42)</sup>. The Arun Leisure Strategy identifies that there are opportunities within the district to improve off road cycling facilities and to make the waterfronts of Littlehampton and Bognor Regis exceptionally good for cycling. There are gaps in cycle provision along the coast where private landownership currently restricts access and means that routes are diverted. However, the Council has resolved to work with West Sussex County Council, parish and town councils and other stakeholders to join up and improve cycling opportunities across the District, especially along the seafront within any new development sites.
- 15.2.8** As well as identifying routes along the coast, it is important to develop clear routes between the coast and the South Downs National Park. Arun's Green Infrastructure Study has identified that there are opportunities to create and improve such routes. A number of cycle schemes have been identified in the IDP and it is intended that these will be delivered in partnership with the County Council and South Downs National Park Authority.
- 15.2.9** Improvements to existing links between public transport services and the PROW and cycle network, would act to reduce congestion and benefit both residents and visitors to the District. It is important that these routes are convenient, easily accessible, safe, comfortable and attractive to users.
- 15.2.10** The Council also supports the promotion of cycling as a mode of transport by ensuring that new development is designed to include facilities such as secure, convenient parking cycle storage with good surveillance at a range of key destinations such as town centres, workplaces and schools along with adequate changing facilities within places of work.

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42 The West Sussex Local Transport Plan 2011-2026

## Policy T DM1

### Sustainable Travel and Public Rights of Way

New development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport services, the public right of way and cycle networks, must be available and accessible to all members of the community.

Proposals for all new development must:

- a. Be located within easy access of established public transport service(s), existing pedestrian and cycle networks, the committed and aspirational cycle networks and the green infrastructure network which links the development with key destinations including places of work, education, leisure and town centres;
- b. Where applicable, contribute to the extension of public transport services to serve the development and community transport services to ensure that a wide range of transport services are available to all residents;
- c. Make provision for cycling and pedestrian facilities to meet the County Council Parking Standards, including cycle storage, convenient and secure cycle parking in association with retail and educational uses and sufficient secure parking and changing/showering facilities at places of work;
- d. Contribute towards the provision of a joined up cycle network and Public Rights of Way network, taking into account the aspirational cycle network, which provides convenient, accessible, safe, comfortable and attractive routes for pedestrians and cyclists and; where appropriate, horse riders, both within the development and in the form of links between the development and;
  - i. places of work, education, leisure and food retail;
  - ii. the South Downs National Park,
  - iii. along the coast particularly between Bognor Regis and Littlehampton,
  - iv. along the coast to Chichester,
  - v. Bognor Regis to Arundel, and
  - vi. Littlehampton to Goring.

**15.2.11** The Green Infrastructure Study identified a specific green infrastructure project which would aim to provide an improved sustainable transport and recreational link between Littlehampton and Arundel following the banks of the River Arun with potential to extend the route further into the South Downs, thereby creating a Downs to Coast link. The Council will promote this green infrastructure project, which would bring multiple benefits to the District.



## 15 Transport

- 15.2.12** The main aim of the route is improved access between Littlehampton and Arundel and access to the River Arun which links the coast and the National Park.
- 15.2.13** The route will carefully balance increased recreational access to the water and banks of the river with the protection, enhancement and creation of habitats including the creation of wetland habitats to the north of Littlehampton. Opportunities will also be taken to ensure that enhancements to and creation of habitats also provide opportunities for more sustainable management of water resources such as the capture and storage of flood water.

### Policy T SP2

#### Littlehampton to Arundel Green Link

A new strategic Green Link is proposed between Littlehampton and Arundel, along the River Arun which is shown on the Policies Map.

Linking multi-user paths to both Arundel and Ford Stations should also be promoted to encourage more integrated travel (such as cycling) and recreation and use of the corridor as both a commuter and recreational route. Cycle hire should be encouraged at stations to provide opportunities to access a bicycle at key transport interchanges along the corridor. Information and signage will also be key to ensuring a high level of accessibility along the route is achieved.

Other opportunities for informal recreation should be created along the route along with promoting more formal activities on the water such as sailing and canoeing where these do not interfere with the enhancement of biodiversity. Good landscape management practices should be promoted throughout the link, particularly where it meets the coast.

### 15.3 Safeguarding the main road network

- 15.3.1** In order to encourage residents and visitors to Arun to use a wide range of transport modes, the needs of all road users must be considered. In order to achieve this, the most efficient use of the existing road network is necessary. The County Council has identified a number of road schemes which aim to improve the existing transport network and open up opportunities for increased public transport and cycling.
- 15.3.2** The District's road network will need to be upgraded to support increased use as a result of future growth. Furthermore, economic growth and employment sites planned for Bognor Regis and Littlehampton will also need to be supported by good north-south linkages which will improve the District's connectivity to the A27.

**15.3.3** The Arun Transport Study of Strategic Development (March, 2013 and update 2016) tested a number of highway improvement measures to support future levels of car use resulting from the strategic development within this plan. These included indicative routes such as the A259 improvements; the realignment of the A29 which would include a bridge over the railway at Woodgate; a bypass at Lyminster, which would improve links between Littlehampton and the A27 and a link between the A259 Felpham Way and the Bognor Regis Relief Road.

**15.3.4** The indicative highway improvement schemes, which are safeguarded in the policy below, are to be delivered alongside strategic development proposed in this Plan as part of a mitigation and development facilitation package. These improvements add greater potential for increasing economic activity and job density in Arun. These schemes include the following:

- **A259 Felpham Way and Northern Relief Road** - This scheme would enable the delivery of the LEC airfield site, which makes up part of the Enterprise Bognor Regis Strategic Employment Land Allocation (Policy EMP SP2). It would also play a key role in connecting the site with the main road network. Evidence, currently being gathered, has indicated that the most feasible route would connect to the Bognor Regis Relief Road at a point to the east of the railway line (based on landscape and traffic impact and financial viability). However, the exact route that the link road will take is yet to be determined. Therefore, the route on the Policies Map shows a line to the LEC site and includes an arrow to indicate that the remainder of the route is yet to be determined. The delivery of the Enterprise Bognor Regis is a priority for the Council and has also been identified within the Coast to Capital Local Enterprise Partnership Strategic Economic Plan as an opportunity area for the creation of employment growth. Given the significant economic improvements that the link road would bring, there is a strong case for funding the route and it has been identified as a "pipeline scheme" by the Strategic Economic Plan. A potential source of funding will be through Tax Incremental Finance (TIF), subject to Enterprise Zone status being secured for the Enterprise Bognor Regis site.
- **A259 Roundstone Bypass Improvement and the A259 Fitzalan Link - Body Shop roundabout improvement** - These schemes, which propose the dualling of the A259 between Station Road and the A280 roundabout; and between the Fitzalan Link and Body Shop roundabout were identified through the A259 Route Improvement Study (2013). It has recently been announced that funding has been made available from the Coast to Capital Regional Growth Fund for the delivery of these schemes.
- **A259 Bognor Regis - Chichester Improvements (Stage 2)** - Further work is required in the form of design, consultation and approval for this scheme and there is no current commitment to deliver the scheme.

# 15 Transport

- A284 Lyminster Bypass - The proposed Lyminster Bypass will connect to the committed southern section which will run between Toddington Nurseries and the A259 and the Fitzalan Link. The bypass will improve north-south access from the A27 to Littlehampton by reducing the delays associated with the existing A284 Lyminster Road and the Wick level crossing. This scheme is expected to make the A284 Lyminster Road quieter and encourage walking and cycling on the route. The route will be funded through a mixture of planning obligations, the Regional Growth Fund and potential contributions from Network Rail.
- A29 realignment through the Barnham/Eastergate/Westergate strategic site allocation - The potential to realign the A29 has long been documented by West Sussex County Council as a scheme to reduce congestion and to provide better north-south links between the A27 and the A259. The Council has worked with WSCC to develop an evidence base to support a realigned A29 route which includes bridging the railway line. The indicative scheme will also run through the strategic housing allocation, acting as an access route for the proposed development, as detailed in policy H SP1. This strategic priority ties in with the aim of the West Sussex Local Transport Plan (2011 - 2026) to "develop opportunities through new development that will improve the access along the A29, including the potential to bridge the railway level crossing at Woodgate". The delivery of this route will be through planning obligations from the strategic allocation and funding has recently been announced for the scheme as part of the Coast to Capital Regional Growth Fund.
- A29 realignment (southern tie-in) and the A29 realignment (northern tie-in)<sup>(43)</sup> - Evidence indicates that the A29 realignment would have wider benefits if it included both of the tie-in routes. As a comprehensive route, including tie-ins, the realignment would become more attractive to users and transfer more traffic away from the existing A29 and surrounding villages. Furthermore, the northern tie-in route would reduce traffic approaching the A29/B2233 War Memorial Junction and would resolve existing congestion problems. As indicative routes, these schemes are subject to further design, consultation and approval. Further detail regarding the delivery of these routes will be facilitated through working with local landowners as part of the overall masterplanning work for the strategic housing allocation at Barnham/Eastergate/Westergate. Given the strategic importance of the realignment, as identified by the Local Enterprise Partnership Coast to Capital Strategic Economic Plan, there will be a strong argument to support funding for the route as part of a combination of funding sources.
- A route for a new road crossing over the railway to relieve the congestion at the Ford level crossing has been investigated and this route is safeguarded in the ALP to enable ongoing options to be considered and funding to be obtained.

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43 The tie-in route to the north has been assessed based on an access point on the A29 Fontwell Avenue, south of Eastergate Lane and the southern tie-in route based on an access point between Shripney Village and the Sack Lane junction.

- 15.3.5** Further details regarding delivery and phasing of these indicative schemes is included in the Infrastructure Delivery Plan and the Housing Delivery, Employment and Enterprise chapters of the Local Plan.
- 15.3.6** One of the aims for Arun's road network includes major improvements to the A27 at Arundel, to reduce congestion and to improve safety. The pink/blue route was formally identified in the Department for Transport's planning document the 'A27 Arundel bypass - Statement of the Secretary of State's decision on the Preferred Route' dated July 1993. It was later included in the South Coast Multi Modal Study which was dismissed by the Secretary of State in 2003 who recommended that less damaging options should be examined. The pink/blue route now lies partly within the South Downs National Park. .
- 15.3.7** Evidence gathered as part of the A27 Arundel Bypass Wider Economic Impact Study (2013) reports that a by-pass at Arundel could bring significant improvements to the economy and the environment by reducing the length of traffic delays and reducing congestion. Furthermore, an A27 Corridor Feasibility Study has been commissioned by the Government to investigate potential solutions for addressing the congestion problems along the A27 corridor, including at Arundel, Chichester and Worthing. The Council will work with the Department for Transport, Highways Agency, West Sussex County Council, the South Downs National Park Authority and the Local Transport Body, to encourage the consideration of a bypass route which takes into account the South Down's National Park's purpose of conserving and enhancing the natural beauty, wildlife, and cultural heritage of the national park area, whilst ensuring the earliest delivery of this scheme.
- 15.3.8** The following policy protects the routes of committed schemes and safeguards the routes of indicative schemes from development which could prejudice the delivery of indicative schemes. The delivery of this package of schemes will rely upon a range of funding streams including planning obligations from strategic housing and economic allocations, the Regional Growth Fund and Community Infrastructure Levy receipts. The policy has been informed by a range of detailed studies and evidence supporting the feasibility and delivery of these schemes. Further detail regarding district wide mitigation schemes can be found in the Infrastructure Provision and Implementation chapter of the Local Plan.

## Policy T SP3

### Safeguarding the Main Road Network

To ensure that improvements necessary to enhance the strategic and supporting road network within the District can be carried out, the lines of major road schemes, as shown on the Policies Map, will be protected from development as follows:

#### Protect the lines of the following committed schemes:

- a. A259 Comet Corner (Middleton)
- b. A284 Lyminster By-pass (Southern Section)
- c. Fitzalan Link
- d. A259 Roundstone Bypass Improvement
- e. A284 Lyminster By-pass (Northern Section)

**Safeguard the indicative lines of the following schemes, to support the delivery of planned growth through the Local Plan. These schemes are subject to design, consultation and approval:**

- f. -Link Enterprise Bognor Regis Link Road
- g. A259 Chichester - Bognor Regis Improvements (Stage 2)
- h. A259 Fitzalan Link - Body Shop roundabout Improvement
- i. A29 realignment and access route through the Barnham/Eastergate/Westergate site allocation
- j. A29 realignment (southern tie-in)
- k. A29 realignment (northern tie-in)
- l. Bridging of the railway line at Ford
- m. A259 Oyster Catcher Junction to Littlehampton

**Safeguard the line of the following route, of the A27:**

- n. A27 Arundel By-pass

## 15.4 Parking

### Public car parks

- 15.4.1** Town centre car parks are important for the economy of the District and for ensuring that visitors can access shops, businesses, leisure facilities and visitor attractions. The provision of car parks must be of a high quality, conveniently placed, safe and secure and provide sufficient capacity to meet demand. Appropriate parking facilities for cyclists and those using railway stations must also be provided.

- 15.4.2** Where the loss of town centre car parking is proposed for regeneration projects, the impact upon parking provision and town centre accessibility for all modes of transport must be fully assessed and provision must be made to meet the anticipated demand for public parking spaces on the existing site or elsewhere in the locality.

### Policy T DM2

#### Public parking

Proposals which involve the loss of existing town centre car parks or town centre parking spaces, including provision for motorcycle and bicycle parking, must demonstrate either that:

- a. The loss of parking provision is acceptable or
- b. Provides sufficient parking spaces to meet anticipated demand, which must be:
  - i. Conveniently located to access town centre and tourist facilities attractions;
  - ii. Sufficiently safe and secure in line with the Safer Parking Scheme guidelines; and
  - iii. Accessible for cars, motorcycles and bicycles.

Car parks at railway stations will be safeguarded from development to meet wider transport objectives of encouraging the use of public transport. In particular the expansion of car parking facilities at Ford will be encouraged. Further investigation into the expansion of Barnham station car park and parking on the B2233 will be required as part of any masterplan and transport assessment for the Barnham/Eastergate/Westergate strategic allocation will be required as part of the development.

Any provision of cycle parking should be carefully designed to be safe and secure in accordance with national guidance.

Developments shall also be consistent with all other Local Plan policies.



## 16 Building Conservation & Archaeological Heritage

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# 16 Building Conservation & Archaeological Heritage

## 16.1 Built Heritage

**Arun's Local Plan strategic objective for Conservation & Archaeological Heritage is to:**

**"Protect and enhance Arun's outstanding landscape, coastline, historic, built and archaeological environment, as well as the setting of the South Downs National Park, thereby reinforcing local character and identity".**

### **The historic environment**

- 16.1.1** The historic environment is one of Arun District's greatest assets. It includes a varied and beautiful landscape rich with a variety of monuments and architecture and diverse archaeology.
- 16.1.2** This historic environment is worth protecting for its own sake as well as for the information and pleasure that it provides now and for future generations. In addition, it is also important to the local economy; it is one of the reasons why people visit the area and is also a key factor in the ongoing regeneration of parts of the District.
- 16.1.3** The Government's policy related to the historic environment is presented in the National Planning Policy Framework, where it reaffirms protection for the historic environment and heritage.
- 16.1.4** The elements of the historic environment that are worthy of consideration in planning matters are referred to as 'heritage assets'. This term embraces all manner of features, including: buildings, parks and gardens, standing, buried and submerged remains, areas, sites and landscapes, whether they have been formally designated or not and whether or not capable of future designation.
- 16.1.5** It is the heritage significance that justifies the degree of protection offered in planning decisions. The aim of the Policies within the plan is to conserve these assets, for the benefit of this and future generations. This is achieved by supporting their maintenance and requiring that change to them is managed in such a way to sustain, and where appropriate, enhance their heritage significance.
- 16.1.6** Significance is a key term, along with 'historic environment' and 'heritage assets' which are defined in the glossary. It is used as a catch-all term to summarise the qualities that make an otherwise ordinary place a heritage asset. The significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest.
- 16.1.7** Scheduled Ancient Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas are all designated heritage assets. The process of designation has identified them as having a level of significance that justifies protection under specific legislation.

## 16 Building Conservation & Archaeological Heritage

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- 16.1.8** In addition to the national and statutory designations, local authorities may formally identify heritage assets that are important to an area. The Local Planning Authority has identified Locally Listed Buildings or Structures of Character and Areas of Special Character.
- 16.1.9** The process of deciding planning permissions, Listed Buildings or any other consents may also lead to the recognition that a heritage asset has a significance that merits some degree of protection. Though lacking the statutory protection of other designations, formal identification through these processes is a material consideration in planning decisions.
- 16.1.10** There are many pressures on the historic environment, both in towns and in the countryside. The historic character of an area can be irreversibly altered by inappropriate changes, whilst the historic aspects of buildings can be irrevocably lost through redesign, adaption and demolition. Consequently, the ~~Council~~ Local Planning Authority has devised a number of policies which will be used when planning permission or relevant consent is required. These policies will seek to protect the important aspects of the historic environment, whilst also allowing for practical change.
- 16.1.11** The significance of a heritage asset derives not only from the structure itself, but also from its setting. Setting is defined in the NPPF as being “the surroundings in which a heritage asset is experienced”. Careful management within the surroundings of heritage assets is key as it makes an important contribution to the quality of the places. Consequently, the Local Planning Authority will only permit development that does not have a negative impact on the setting of any heritage asset.
- 16.1.12** Whilst many heritage assets are maintained in a good state of repair, there are those that have been identified as being ‘at risk’ through neglect and decay. The Local Planning Authority will produce a heritage at risk register which identifies all assets within the District which are considered to be at risk. This will be updated on an annual basis. The Local Planning Authority will take a pro-active approach to get the assets back into good repair, and back in use (where relevant).

## 16 Building Conservation & Archaeological Heritage

### Policy HER SP1

#### The historic environment

The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.

The Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.

The Local Planning Authority will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.

Development proposals involving the demolition of Listed Buildings or substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits.

### 16.2 Listed Buildings

- 16.2.1** A Listed Building is one that has been identified by the Secretary of State as being of "special architectural or historic interest". As such it is worthy of special protection. The Listing process is not restricted to buildings. It can include any structure of

## 16 Building Conservation & Archaeological Heritage

interest, for example bridges, walls, telephone kiosks and even gravestones. English Heritage maintains the list of properties and structures (including their descriptions and location maps) which can be accessed from their website.

- 16.2.2** There are three gradings of Listed Buildings: Grade I, II\* and II. Grade I and II\* Listed Buildings are a small proportion (about 6% nationally) of all Listed Buildings. They are particularly important to the nations built heritage as buildings of outstanding architectural or historic interest. Substantial loss or harm to Grade I and II\* Listed Buildings would be wholly exceptional. Grade II represent an important part of our built heritage which is given special protection.
- 16.2.3** Listed Buildings form a vital part of the District's character and local distinctiveness. In general, works to Listed Buildings should retain historic fabric and features of architectural and historic interest in situ and repair all damaged historic fabric or features, rather than replace them. A sensitive approach to repair of fabric and features is important. Such elements may include original windows, doors and other joinery, cornices and skirting boards, historic plaster, original roof structures and the original plan form of the building, which should always continue to be clearly understood.

### Alterations and repair

- 16.2.4** The integrity and authenticity of a Listed Building can easily be undermined by ad hoc or piecemeal alteration. Inappropriate proposals affecting the fabric, character and appearance of Listed Buildings can not only erode the significance and special interest of the Listed Building but could also erode the broader, cohesive character of the locality.
- 16.2.5** Control over changes to Listed Buildings is not intended to prevent all alterations but rather to protect the buildings from unnecessary and unsuitable alterations which would be detrimental to the historical significance of the building.
- 16.2.6** With care and thoughtful design, historic buildings can adapt to modern ways of life, whilst people can still enjoy them and their original character in appropriate settings.
- 16.2.7** The Local Planning Authority will operate on the basis of maintaining and managing change to heritage assets in a way that sustains and, where appropriate, enhances their significance.
- 16.2.8** When repair, alterations or extension works are deemed appropriate in principle, they must relate sensitively to the original buildings and will normally require craftsmanship and professional skill of a high standard. In almost all cases, the materials used for alterations, extensions or repairs should match the original. The use of non-traditional materials such as PVCu will not normally be acceptable unless there is sound justification to do so. In sensitive interiors, alterations may need to be restricted to a minimum.

## 16 Building Conservation & Archaeological Heritage

**16.2.9** Development, including extensions to a building within the setting of a Listed Building may also have an impact on its significance. Such a development should take into account proportion, height, massing, bulk, materials, use, and relationship with adjacent heritage assets, alignment and general treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate.

### Change of Use

**16.2.10** Often the best use of a Listed Building is that of its original purpose. However, there are times when the original use will no longer be economically viable. Most buildings can be adapted to appropriate new uses that respect the building's special character and interest through sensitive changes but also respect the historic plan form and avoid changes or disruption to historic fabric. Changes of use to parts of a building should only be supported if they secure the long term future of the building as a whole. Any change of use which affects the special character of a Listed Building, will need to be fully justified.

### Demolition

**16.2.11** The Local Planning Authority will seek to ensure the preservation of the District's Listed Buildings and will only support applications where:

- The extension/alteration would not adversely affect its character as a building of special architectural or historic interest both internally or externally or its wider setting;
- Any change of use would preserve its character as a building of special architectural or historic interest and ensure its continued use/viability.

### Enabling development

**16.2.12** Enabling development is the means of securing the long-term future of a heritage asset when conservation through development in compliance with policy cannot do so. The Local Planning Authority will only approve a scheme where the benefits of an application for enabling development outweigh the dis-benefits that would occur.

**16.2.13** In determining any application the Local Planning Authority will take into account whether:

- it will materially harm the significance of the heritage asset or its setting;
- it will avoid detrimental fragmentation of management of the heritage asset;
- it will secure the long term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation;

## 16 Building Conservation & Archaeological Heritage

- it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid;
- there is a source of funding that might support the heritage asset without the need for enabling development; and
- the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests.

### Climate change

**16.2.14** The historic environment has an important role to play in addressing climate change. Historic buildings that have survived for many generations are frequently the apotheosis of sustainable development and are a finite resource. The Local Planning Authority however accepts that both statutorily protected and locally important heritage assets, and the historic environment in general has a part to play in responding to climate change.

**16.2.15** Historic buildings are often adaptable; it is one of the reasons that so many of them survive. With a little consideration, most can be made more energy efficient without harming their character. However, it is also important to recognise that historic buildings can be sensitive to change and some measures to improve their energy efficiency can harm the building's historic character or appearance. Therefore, there will be a need to balance improving energy efficiency with preserving a building's historic character.

**16.2.16** Examples of proposals to mitigate and adapt to the effects of climate change include the installation of renewable energy equipment and retrofitting to reduce energy use. Adaptation to climate change can also include proposals for insulation of external walls either internally or externally which can affect either the external appearance or disrupt internal features such as cornices and moulding or the character of a room's internal space. Other issues concern the routing of services and other equipment.

**16.2.17** The Local Planning Authority will assess each proposal on a case-by-case basis. The acceptability will depend on the historic significance of the building or site, and the extent it will affect its historic character or disturb or destroy historic fabric.

### Assessment of significance

**16.2.18** When assessing applications for development, there will be a presumption in favour of the retention and enhancement of heritage assets. Applications will only be supported where they sustain, conserve and where appropriate enhance the significance, character and setting of the asset itself and the surrounding historic environment.

## 16 Building Conservation & Archaeological Heritage

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**16.2.19** It is important that applications to undertake works to a Listed Building are accompanied by documentation demonstrating an understanding of the significance of the property and/or its setting (dependent on the proposal) and the impact any proposals might have.

## 16 Building Conservation & Archaeological Heritage

### Policy HER DM1

#### Listed Buildings

Proposals affecting statutory Listed Buildings will be required to:

- a. Preserve or enhance the historic character, qualities and special interest of the buildings;
- b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;
- c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;
- d. Protect the special interest of buildings of architectural or historic interest; and
- e. Protect, and where possible enhance the setting of the building.

Total or substantial demolition of a Listed Building will only be permitted in wholly exceptional circumstances, and where it meets the following specific criteria:

- f. Clear and convincing evidence has been provided that viable alternative uses cannot be found, through, for example the offer of the unrestricted freehold of the property on the market at a realistic price reflecting its condition and that preservation, in some form of charitable or community ownership, is not possible;
- g. The redevelopment would produce substantial benefits for the community which would decisively outweigh the resulting loss from demolition or major alteration; and
- h. The physical condition of the building has deteriorated, through no fault of the owner / applicant for which evidence can be submitted, to a point that the cost of retaining the building outweighs its importance and the value derived from its retention. A comprehensive structural report will be required to support this.

The Local Planning Authority will support proposals for alternative uses for Listed Buildings which retain their structure and preserve character and setting where the change will provide for the long term conservation of the structure and fabric of the building.

The Local Planning Authority will only support alterations to Listed Buildings in order to mitigate climate change where such proposals respect the significance of the Listed Building and do not have an adverse impact on its appearance, character or historic fabric.



## 16 Building Conservation & Archaeological Heritage

The Local Planning Authority will only approve a proposal for enabling development where there is no other alternative option available, the benefits of such as scheme outweigh any dis-benefits that arise and mechanisms are in place to ensure the conservation of the heritage asset. In determining any application the Local Planning Authority will take into account whether:

- it will materially harm the significance of the heritage asset or its setting;
- it will avoid detrimental fragmentation of management of the heritage asset;
- it will secure the long term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation;
- it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid;
- there is a source of funding that might support the heritage asset without the need for enabling development; and
- the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests.

### 16.3 Locally Listed Buildings or Structures of Character

- 16.3.1** The quality of the historic environment is not just about Statutorily Listed Buildings (which are identified on the advice of Historic England), although these are of vital importance. It is also about the contribution of unlisted buildings and structures to local distinctiveness and sense of place, which play a crucial role in anchoring local visual and historic identity and form part of the areas rich built heritage.
- 16.3.2** These are known as Buildings or Structures of Character. The Local Planning Authority has worked with local heritage groups and Town and Parish Councils to identify these properties. The properties are contained in what is known as the Local List, which contains approximately 1,300 buildings or structures.
- 16.3.3** The Local Plan attaches importance to the protection of Locally Listed Buildings. Although these buildings are not subject to statutory protection, the Local Planning Authority will utilise its planning powers to ensure that wherever possible the special character of such buildings is protected and enhanced. Any works carried out should preserve or enhance the building and any features of architectural or historic interest retained and appropriate materials used.

# 16 Building Conservation & Archaeological Heritage

## Policy HER DM2

### Locally Listed Buildings or Structures of Character

The Local Planning Authority will continue to identify and compile a list of locally important buildings and structures which make a positive contribution to local distinctiveness using the following criteria:

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

Applications will only be granted for development which results in the loss of existing Locally Listed Buildings or Structures of Character when it can be demonstrated that the building or structure cannot be put to a beneficial use or re-use. Replacement structures will need to be of a high quality design. There may be circumstances where the public benefit from the proposed development outweighs any proposed harm, in such circumstances, the proposal will need to be justified as appropriate.

Proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest. The Local Planning Authority will seek to preserve features of such buildings which contribute to that interest.

## 16.4 Conservation Areas

**16.4.1** 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”<sup>(44)</sup>

**16.4.2** Conservation Areas are designated not on the basis of individual buildings but because of the special architectural or historic interest, quality of the area, its mix of uses, historic layout, characteristic materials, scale and detailing of open spaces. Designation also takes into account the need to protect trees, hedges, walls, railings

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44 Section 69 of the Planning (Listed Buildings and Conservation Areas Act) 1990.

## 16 Building Conservation & Archaeological Heritage

and other characteristic features. Once designated, special attention must be paid, in all planning decisions, to the desirability of preserving or enhancing the character and appearance of the area.

- 16.4.3** Special features of these areas include not only individual buildings but various factors such as: historic street patterns and building layouts, the mix of uses, scale and detailing of buildings, materials, street furniture, vistas, and the spaces between buildings.

### The Council aims

- 16.4.4** The Council's aims are:

- Retention of buildings, structures, planting and open space which contribute to the special character and appearance of each Conservation Area;
- Protection from inappropriate and damaging development;
- Where new development is considered appropriate, to encourage design of the highest standard, which respects the character of the Conservation Area;
- Identification of opportunities for preservation and enhancement.

- 16.4.5** There are currently 29 Conservation Areas in the District (which have been identified using ADC criteria available via the Council's website), ranging in character and type from villages (such as Walberton) to more formal built-up areas (such as Arundel, Littlehampton seafront and The Steyne, Bognor Regis). Each Conservation Area has its own mini statement which describes the factors which make up the particular character of each individual area (see [www.arun.gov.uk](http://www.arun.gov.uk)). These act as a guide for the protection of existing features and for new development, as well as in the preparation of Neighbourhood Plans. Each mini statement will be incrementally replaced by a Conservation Area character Appraisal.

### Development proposals

- 16.4.6** 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 and around buildings and views are very important in Conservation Areas, and the Local Planning Authority 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 Local Planning Authority will expect such features to be retained. Reinstatement of these features, where lost, will be encouraged.
- 16.4.7** Buildings, historic street patterns and plot boundaries which make a positive contribution to the appearance or character of a Conservation Area should be retained. Permission for the demolition of buildings or structures which make a positive

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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.

### Demolition

**16.4.8** 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 granted.

**16.4.9** Therefore, planning permission will only be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.

### Materials

**16.4.10** 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. The Local Planning Authority will resist the use of non-traditional materials in Conservation Areas.

### Change of Use

**16.4.11** 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 deemed an important element in the character of an area, the maintenance of an appropriate mix of uses will be required.

### Setting

**16.4.12** Development which adversely affects the setting, character, appearance of or views in to and out of a Conservation Area will be refused.

### Features

**16.4.13** Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture should be retained and restored. Whilst unsympathetic features should be removed and missing features restored or reinstated

### Article 4 Directions

**16.4.14** If the Local Planning Authority feels that a Conservation Area is at risk from the loss of original features or from alterations, such as the demolition of original walls to form parking places in front gardens, or the installation of PVCu double glazed windows, it may issue an Article 4 Direction. This limits the changes a home owner can make

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without the need to obtain planning permission. The Local Planning Authority has successfully introduced two Article 4 Directions to protect the special character of the Craigweil House Conservation Area.

### Policy HER DM3

#### Conservation Areas

In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

- a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;
- b. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;
- c. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;
- d. Unsympathetic features are removed and missing features are restored or reinstated;
- e. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;
- f. It does not harm important views into, out of or within the Conservation Area.

Within Conservation Areas, permission for development involving demolition or substantial demolition will only be granted, subject to conditions, if it can be demonstrated that:

- k. The structure to be demolished makes no material contribution to the special character or appearance of the area; or,
- l. It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or
- m. It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area; and
- n. Permission has been granted for the redevelopment of the site.

### 16.5 Areas of Special Character

- 16.5.1** In addition to the designated Conservation Areas, there are other parts of the District which are important for their character and the contribution they make. These include areas of older development or those with a particular character of buildings or layout.

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Although they are not of sufficient historic or architectural interest for designation as Conservation Areas, it is important that these areas are protected because of their intrinsic quality and their local importance.

**16.5.2** The Local Planning Authority has already identified 13 areas across the Authority that meet its adopted criteria:

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

Details of the Areas can be located on the Council's website: [www.arun.gov.uk](http://www.arun.gov.uk).

**16.5.3** Designation as an Area of ~~Special~~ Character does not prevent development from taking place, but enables the Authority to better control any work when a planning application is required. Consequently, all development should respect and retain the individual characteristics of an area, or make a positive contribution if a new development is proposed.

**16.5.4** Each of the Areas of ~~Special~~ Character has had an appraisal in which the important elements that identify its characteristics have been noted. These descriptions should be referred to when preparing any proposals for alterations to existing properties or new build.

**16.5.5** There may be other areas which meet these criteria, but have not yet been identified. These areas may be identified as part of any review of the existing areas or in the preparation of a Neighbourhood Plan. However, the strict identification criteria must be adhered to.

**16.5.6** Where an Area of ~~Special~~ Character is subsequently designated as a Conservation Area it will no longer retain its Area of Special Character status. This applies to the recently designated Craigweil House Conservation Area.

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### Policy HER DM4

#### Areas of Character

Within Areas of Character, as defined on the Proposals Map, planning permission or relevant consent will be granted subject to:

- a. 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;
- b. The maintenance of an appropriate mix of uses where this is an important element in the character of an area;
- c. New development preserving, and where possible, enhancing the special character of these areas, particularly with regard to the characteristics identified by the Local Planning Authority.

### 16.6 Portsmouth and Arundel Canal

- 16.6.1** The remnants of the Portsmouth and Arundel Canal are important early 19th Century historic features in the landscape of the coastal plain and warrant protection.

### Policy HER DM5

#### Remnants of the Portsmouth and Arundel Canal

Development will be permitted where it would not adversely affect the remaining line and configuration of the Portsmouth and Arundel Canal and features along it.

### 16.7 Archaeological heritage

- 16.7.1** Archaeological remains are a fragile and finite resource. Appropriate management of archaeological remains is essential to ensure they survive in good condition and are not needlessly or thoughtlessly destroyed. While there are a number of scheduled Ancient Monuments throughout the Arun district (listed in Table 16.1 and shown on the Policies Maps), the majority of archaeological sites in the District are not scheduled Ancient Monuments.
- 16.7.2** Where any development is proposed on or in close proximity to any of the Scheduled Ancient Monuments listed in Table 16.1, an archaeological assessment must accompany planning applications that are submitted.



## 16 Building Conservation & Archaeological Heritage

- 16.7.3** Where any development is proposed on a site which has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record) an archaeological assessment must accompany planning applications that are submitted.
- 16.7.4** These assessments (see above 16.7.2 and 16.7.3) may include either a desk top archaeological assessment and a field evaluation where the planning authority considers, based on the information contained in the desk top assessment that it is necessary to undertake further evaluation of the archaeological site, or simply a field evaluation without a separate desk top archaeological assessment where there is clear evidence of significant archaeological remains on site.

Name	ID Number
Beckett's Barn and Adjoining Earthworks, Pagham	1002982
Medieval Earthworks E and SE of St. Mary's Church, Climping	1005828
Littlehampton Fort	1005809
Tortington Priory	1021459
Romano-British Villa also known as Angmering Roman Villa and Traces of Iron Age Occupation 500m WSW of New Barn	1015886
Arundel Medieval Blackfriars (A portion of this monument is located within the South Downs Planning Authority Area)	1005865

**Table 16.1 - Scheduled Ancient Monuments**



### Policy HER DM6

#### Sites of Archaeological Interest

There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Where proposed developments will have either a direct impact on sites listed in Table 16.1 (i.e. developments requiring Scheduled Monument Consent) or where developments will have an indirect impact on the settings of those sites listed in Table 16.1, or where a site on which development is proposed has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record) permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites.

In all such instances:

- a. Applicants must arrange for a desk based archaeological assessment of the proposed development site to be undertaken by a suitably qualified person. The archaeological assessment will take the form of a factual review of the known information on historic assets and an appraisal of these assets. This information shall accompany the planning application, and, where not supplied, will be required before any planning application is determined\*. Where the Planning Authority has reason to believe, either from the archaeological assessment as above, or from other evidence sources, that significant archaeological remains may exist, further assessment in the form of a field evaluation will be required to be carried out before the planning application is determined. Any field survey undertaken shall be carried out by a professionally qualified archaeological organisation or consultant only. All stages of archaeological fieldwork shall be subject to a Written Scheme of Investigation approved by the local planning authority. No development shall take place on the proposed development site until the applicant, or their agents or successors in title, is in receipt of a Written Scheme of Investigation that has been approved by the Local Planning Authority;  
  
or
- b. A field evaluation as above, which shall include a historic environmental record of the archaeological site without the requirement to undertake a separate desk based archaeological assessment.
- c. Preservation in situ of archaeological sites or remnants of such sites, is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that the preservation of archaeological remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. Any such programme shall be carried out prior to the commencement of the development.

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- d. Whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ. Developers shall record any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and possible impact, and to make this evidence (and any archive generated) publicly accessible.
- e. Where development is to be phased the presumption would normally be that the whole site should be recorded as one project in order to maintain the continuity of the archaeological record.
- f. Developments shall also be consistent with all other Local Plan Policies.

\* Those submitting planning applications are strongly advised however to undertake a desk based archaeological assessment in advance of a planning application being lodged as, depending on the outcome of this assessment, further assessment in the form of a field evaluation may be required (as outlined in (1) above).



### 17.1 Natural Environment

**Arun's Local Plan strategic objective for the Natural Environment is:**

**"To plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity."**

- 17.1.1** People cannot flourish without the benefits and services our natural environment provides. Nature is a complex, interconnected system, a healthy, properly functioning natural environment is the foundation of sustained economic growth, prospering communities and personal wellbeing<sup>(45)</sup>.
- 17.1.2** The NPPF states that to minimise the impacts on biodiversity and geodiversity local planning authorities must identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them, along with areas identified by local partnerships for habitat restoration or creation.

#### Policy ENV SP1

##### Natural Environment

Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.6 that are recognised for the species and habitats contained within them.

#### Designated sites of biodiversity or geological importance

- 17.1.3** Within Arun District (and outside of the area now governed by the South Downs National Park Authority), a number of sites have been identified as being particularly important in terms of biodiversity and geodiversity due to the plant and animal species and geology that can be found within them. These designated sites include sites of International, European, National and Local significance and the details of these are outlined below.

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45 The Natural Choice:securing the value of nature, HM Government 2011

## 17 Natural Environment

### European sites

**17.1.4** Ramsar sites are protected in policy terms as European sites<sup>(46)</sup> these are designated for the conservation of wetlands, particularly those of importance to waterfowl. These sites were designated under the Ramsar Convention<sup>(47)</sup> on Wetlands of International Importance. Ramsar sites may incorporate riparian (banks of a stream, river, pond or watercourse) and coastal zones adjacent to the wetlands and islands or bodies of marine water deeper than six metres at low tide lying within the wetlands. The majority of terrestrial areas included within listed Ramsar sites in England are currently also designated currently as Sites of Special Scientific Interest (SSSI).

Name	New Site Code <sup>(48)</sup>
Pagham Harbour	UK 11052

**Table 17.1 Ramsar sites**

**17.1.5** The European Union (EU) wide, network of nature protection areas is known as 'Natura 2000.' This forms the core of EU nature & biodiversity policy, and is established under the 1992 Habitats Directive. The aim of the network is to assure the long-term survival of Europe's most valuable and threatened species and habitats. It is comprised of Special Areas of Conservation (SAC) designated under the Habitat Directive<sup>(49)</sup> and also incorporates Special Protection Areas (SPAs) which are designated by the Birds Directive<sup>(50)</sup>.

**17.1.6** SACs are areas which provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity. The only SAC in Arun District is Arun Valley.

Name	Site Coda
Arun Valley	UK0030366

**Table 17.2 Special Areas of Conservation**

**17.1.7** SPA (SPAs) are areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. A Solent & Dorset Coast potential SPA (pSPA) is proposed off the coast covering the area from Poole Harbour in the west to Bognor Regis in the east. The term 'potential' is used when a marine area and species are being recommended for classification to the Department for Environment and Rural Affairs (DEFRA).

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46 As legislated in 'Conservation of Habitats and Species Regulations' (2010)

47 Ramsar Convention 1971 which was ratified into UK law in 1976

48 Natural England website - [www.naturalengland.org.uk](http://www.naturalengland.org.uk)

49 Council Directive 92/43/EEC

50 Directive 2009/147/EC

Name	Site Code
Pagham Harbour	UK 9012041
Arun Valley	UK 9020281
Solent and Dorset Coast pSPA	UK 9020330 (tbc)

**Table 17.3 Special Protection Areas**

**17.1.8** The Conservation of Habitats and Species Regulation 2010, require all European Sites to be given full protection. Ramsar and potential SPAs or SACs are afforded similar protection as if they are legally designated. Natural England will be consulted on any planning application in or adjacent to a European Site, or any such candidate site. It is therefore a requirement that all proposals that might adversely affect the special interest of a European Site be given special scrutiny.

### Nationally designated sites

**17.1.9** Nationally designated sites include Sites of Special Scientific Interest (SSSIs). SSSIs are the country's very best wildlife and geological sites. They include some of the most spectacular and beautiful habitats, wetlands, chalk rivers, meadows, shingle beaches and upland peat bogs. The NPPF states that 'proposed development on land within or outside a SSSI likely to have an adverse effect on the SSSI (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest.'

Name	Site Code
Pagham Harbour	1000243
Bognor Reef	1000219
Felpham	1000357
Climping Beach	1000225

**Table 17.4 Sites of Special Scientific Interest**

**17.1.10** Approximately half of Arun District lies within the South Downs National Park (SDNP). The SDNP statutory purpose is to conserve and enhance the natural beauty and wildlife and to promote opportunities for the understanding and enjoyment of its

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special qualities by the public. Although all planning applications in the SDNP are dealt by the National Park Authority directly, the National Park Authority does a duty to work in partnership with all Local Authorities, and as such with Arun District Council.

**17.1.11** The Marine and Coastal Access Act (2009), introduced Marine Conservation Zones (MCZ's) to improve protection and conservation of marine biodiversity, forming part of the UK's ecologically coherent network of Marine Protected Areas. MCZ's protect nationally important marine wildlife, habitats, geology and geomorphology and should be protected. A well-managed network of marine protected areas will be in place, with restored ecosystems. It is aimed that populations of all commercially exploited fish and shellfish will be within safe biological limits, with age and size characteristics of healthy stocks. Arun District has one MCZ at Pagham Harbour.

**17.1.12** Arun as a coastal District is shaped by the sea. It provides a wide range of ecosystem services, including the inspiring beauty of our coasts, a wealth of diverse habitats and species, places for recreation and enjoyment, the livelihoods of many communities and a potentially sustainable source of healthy food. We want our seas to be clean, healthy, safe, productive and biologically diverse. Our aim is for resources to be used sustainably and to be able to adapt to dynamic coastal processes.

### Locally important sites

**17.1.13** Locally important sites include Local Nature Reserves (LNRs) which offer people special opportunities to study or learn about nature or to simply enjoy the reserve and also offer an element of protection to various forms of wildlife found in these areas.

Name	Site Code
Pagham Harbour	1009061
West Beach	1009233
Bersted Brooks	1481372

**Table 17.5 Local Nature Reserves**

**17.1.14** Sites of Nature Conservation Importance (SNCI) are areas which are designated locally for their wildlife importance. SNCI designation does not carry any statutory protection and is additional to national designations such as Sites of Special Scientific Interest.

Name	Site Code
Ferring Rife & Meadows	Ar12
Littlehampton Golf Course and Atherington Beach, Littlehampton	Ar06

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Name	Site Code
Elmer Rocks	Ar18
Fontwell Park Race Course	Ar01
Middleton Shingle	Ar19

**Table 17.6 Sites of Nature Conservation Importance**

**17.1.15** Regionally Important Geological & Geomorphological Sites are currently the most important places for geology and geomorphology apart from statutorily protected land such as Sites of Special Scientific Interest. The designation of these sites is one way of recognising and protecting important earth science and landscape features for future generations to enjoy.

Name	Site Code
Felpham Foreshore, Bognor Regis	1475602
Climping Sand Dune System	1475611
Bognor Foreshore	1475600
Pagham Harbour	1475608

**Table 17.7 Regionally important geological & geomorphological sites**



### Policy ENV DM1

#### **Designated Sites of biodiversity or geological importance**

- a. Proposed development likely to have an adverse effect on land with the designated features of any Site of Biodiversity or Geological Importance as listed in Tables 17.1 - 17.7 or any subsequently designated sites (either individually or in combination with other developments), will not normally be permitted. Consideration will be given to the exact designated features present on the site, their scarcity/rarity and recognition of the protection offered by their existing status. Development on wildlife sites with the highest value will only be permitted exceptionally where the following can be demonstrated:
  - i. There is no alternative solution (which shall be adequately demonstrated by the developer).
  - ii. There are reasons of public health or public safety or
  - iii. There are benefits of primary importance to the environment or
  - iv. There are imperative reasons of overriding public interest.

Notwithstanding the above however, the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

- b. In determining any planning application affecting Sites of Biodiversity or Geological Importance the Council will ensure that the intrinsic natural features of particular interest are safeguarded or enhanced having regard to;
  - i. The European, National or Local status and designation of the site;
  - ii. The nature and quality of the site's features, including its rarity value;
  - iii. The extent of any adverse impacts on the notified features of interest;
  - iv. The need for compensatory measures in order to re-create remaining features of habitats on or off the site.
- c. Where appropriate the Council will ensure the effective management of designated sites through the imposition of planning conditions or Section 106 agreements as appropriate.

### European Sites & Habitats Regulations Assessments

- 17.1.16** Arun District Council's Habitats Regulations Assessment (HRA) (2017) assesses the likely impacts of the possible effects of the Local Plan's policies on the integrity of Natura 2000 sites (including possible effects 'in combination' with other plans, projects and programmes). In addition to considering the impacts of development on European sites within Arun, the impacts of development on European sites outside the District of Arun but within neighbouring planning authority areas must also be considered. Such sites include the Duncton to Bignor Escarpment SAC, Chichester and Langstone Harbours (Ramsar, SPA) and Solent Marine (SAC).
- 17.1.17** Pagham Harbour and Arun Valley are of particular importance to Arun, notwithstanding the fact that Arun Valley is located within the South Downs National Park planning authority area. The following outlines the reasons for their importance, some of the key issues affecting these areas and policies for their continued protection and enhancement.

### Pagham Harbour

- 17.1.18** Pagham Harbour is a SPA as it supports important populations of rare birds for a large proportion of the year. The Ramsar Convention recommends designation of wetlands that regularly support 1% of the population of a species of waterbird. Pagham Harbour has regularly supported more than this percentage of the western European populations of dark bellied Brent Goose, (*Branta bernicla bernicla*) and Black-tailed Godwit (*Limosa limosa islandica*). The Habitats Regulations Assessment<sup>(51)</sup> has assessed, in detail, the various habitats at the Harbour, that support species and the main threats and opportunities for Pagham Harbour. The key recommendations were the identification of zones to protect the site from development. These zones of influence have been mapped on the Proposals Map and the implications of considering developments in each zone are outlined below.
- 17.1.19** Pagham Harbour is an estuarine site which includes intertidal mudflats, saltmarsh, lagoons, shingle, open water, reed, swamp and wet grassland. It is an important summer breeding and wintering ground for wildfowl. As such, to ensure no detrimental impacts through the loss of supporting habitat, development within Buffer Zone B for Pagham Harbour SPA, will need to prove the site is not used regularly by birds. To do this information on the cropping regime, frequency of planting favoured by Brent Geese, sources of disturbance, openness of the site, historic data search and at least one seasons wintering surveys will need to be provided. Where results suggest regular use, an additional winter bird survey should be carried out and mitigation design aspects incorporated as necessary, to enable informed judgments to be made.

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51 Habitats Regulations Assessment for the Arun District Core Strategy, Appropriate Assessment Report, UE Associates, April 2010, Habitats Regulations Assessment for the Arun District Local Plan, Urban Edge Environmental Consulting, March 2013; HRA Stage 1 Baseline Data for Site Evaluation (April 2016); HRA Stage 2 Report Screening for Likely Significant Effects (June 2016) & HRA Stage 3 Appropriate Assessment (Feb 2017)

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**17.1.20** Pagham Harbour is vulnerable to disturbance, pollution, changes in hydrology and neglect of management which could lead to changes in habitat and invasion by non-native species. In terms of human population growth in the area, key vulnerabilities are associated with recreational pressures which include disturbance to wintering and breeding birds by people and their dogs. The exact levels of disturbance are unknown, however it is assumed that with higher visitor numbers, the likelihood of disturbance and therefore impacts occurring that could have an impact on the integrity of the site and the features for which it is designated, will increase.

**17.1.21** Due to the current and future pressure on Pagham Harbour from recreational disturbance identified in the Appropriate Assessment, a strategic approach to mitigation at the designated site to reduce impacts has been agreed between the relevant partners, which activities are focused on:

- Wardening - increasing the number of wardens at the site to ensure that people do not stray into sensitive areas.
- Access management and site protection - improving paths, erecting fencing or establishing other barriers, in order to prevent or reduce access to sensitive areas.
- Habitat improvements - mitigating against any disturbance to birds, including their nesting, roosting or feeding habitats which could instead be enhanced or created.
- Interpretation, education and signage - improving visitor facilities and informing visitors of the requirement to protect the wildlife of the site and outlining how best to achieve this.
- Monitoring of wildlife and visitor numbers and the effect that disturbance has on wildlife, so that access management can be modified as appropriate.

**17.1.22** Though it is recognised that the special draw of the coast cannot be fully removed, this may be reduced through the addition of design aspects, such as on-site green space or dog walking areas.

### Policy ENV DM2

#### Pagham Harbour

- a. Within Zone A (0-400m from the boundary) as identified on the Policies Maps, development will only be permitted in exceptional circumstances where the developer is able to demonstrate there will be no detrimental effects on Pagham Harbour, including non-native species and the water environment. Regard shall also be had to tests 1-4 as set out in Policy DM1 (Designated Sites of Biodiversity or Geological Importance).
- b. Within Zone B (0-5km) for all new residential development and development which is likely to have an impact on Pagham Harbour will be required to:
  - i. Make developer contributions towards the agreed strategic approach to access management at Pagham Harbour.
  - ii. create easily accessible new green spaces for recreation within or adjacent to the development site. These shall be capable of accommodating the predicted increases in demand for local walking, including dog walking. Good pedestrian links shall be provided between housing areas and new and existing green space in order to discourage car use.
- c. Major developments (as defined in the GDPO 1995 as amended) taking place outside Zone B and close to its boundary will be considered on a case by case basis to determine any potential effects on Pagham Harbour, and the need for any avoidance or mitigation measures.

#### Arun Valley

- 17.1.23** Arun Valley consists of low-lying grazing marshes, largely on alluvial soils, with southern parts fed by calcareous springs, while to the north, with the underlying geology in Greensand, the water is more acidic. Ungrazed fields have developed into fen, scrub or woodland. The ditches and margins between grazing marsh fields have an outstanding aquatic flora and invertebrate fauna. The Arun Valley supports important numbers of wintering waterbirds, which feed in the wetter, low-lying fields and along ditches.
- 17.1.24** The site qualifies under the Birds Directive as an SPA by supporting populations of overwintering Bewick's Swan (*Cygnus columbianus bewickii*) and regularly supporting at least 20,000 waterfowl including Shoveler (*Anas clypeata*), Teal (*Anas crecca*); and Widgeon (*Anas penelope*). The site supports seven wetland invertebrate species listed in the British Red Data Book as threatened. The site also supports four nationally

## 17 Natural Environment

rare and four nationally scarce plant species. Under the Ramsar Convention a wetland should be considered internationally important if it supports populations of plant and/or animal species important for maintaining the biological diversity of a particular biogeographic region. The conservation objectives for the constituent SSSIs of the Arun Valley SPA is to maintain, in favourable condition, the habitat for the populations of species of European importance, with particular reference to fen, marsh and swamp; lowland neutral grassland; standing open water and canals and wet woodland.

**17.1.25** The Arun Valley functions as one hydrological unit. The site is designated due to the little Ramshorn whirlpool snail (*Anisus vorticulus*). Although the area designated as Arun Valley SAC lies outside Arun District, much of the Arun Valley within Arun District is of conservation value and its potential nature conservation value is extremely high. It was classified as a Special Protection Area in 1999, and is comprised of three Sites of Special Scientific Interest:

- Pulborough Brooks
- Waltham Brooks
- Amberley Wild Brooks

**17.1.26** The Habitats Regulations Assessment also concludes that the Arun Valley SPA is vulnerable to unsympathetic management. It is important that an appropriate hydrological regime is maintained, which includes winter flooding. The site is vulnerable to water quality deterioration, loss of functionally connected land and recreation pressures (including disturbance). Additionally, impact risk zones for this SPA have been defined covering areas in the foraging distance of Bewick's Swans, which include wide areas falling inside the planning responsibility of this Local Plan<sup>(52)</sup>. Loss of habitat within these impact risk zones, which is regularly used by foraging Bewick's Swans (i.e. Is functionally linked to the SPA), could have a significant effect on the SPA, and will need assessment under the Habitats Regulations at the project level.

### Appropriate Assessment

**17.1.27** An Appropriate Assessment shall be carried out in respect of any plan or project likely to have a significant effect on Pagham Harbour or any other Natura 2000 sites outside the District (where appropriate), either individually or in combination with other plans or projects. If after completing an Appropriate Assessment of a plan or project the Planning Authority is unable to conclude that there will be no adverse effect on the integrity of these sites, the project will not be approved, unless otherwise in compliance with the Habitats Directive.

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52 Shown on Figure 4.3 of the Arun Habitat Regulation Assessment Stage 2 Report: Screening for Likely Significant Effects

### 17.2 Non designated sites

- 17.2.1** Much of our biodiversity occurs outside sites which are not subject to legal protection under national and EU law. These include hedgerows, watercourses and associated riparian zones. A network of protected areas and ecological corridors available to support the movement of species and to sustain habitats, ecological processes and functions is necessary to maintain biodiversity. Article 10 of the Habitats Directive requires EU member states in their land-use planning and development policies to encourage the management of features which constitute such ecological networks and which are of major importance for wild fauna and flora. Such features are those which, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems for marking field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species. It is important that the preservation and enhancement of biodiversity is considered as part of the design of proposed development schemes from the outset.

#### Biodiversity Action Plans

- 17.2.2** The UK Biodiversity Action Plan, published in 1994, was the UK Government's response to signing the Convention on Biological Diversity at the 1992 Rio de Janeiro Earth Summit. The plan set out a programme for conserving the UK's biodiversity and led to the production of a number of Biodiversity Action Plans (BAPs) throughout the UK. As part of the work on BAPs, priority habitats were defined. Chalk streams are one such priority habitat but as their importance in Sussex was not recognised until 2010, none were specifically mentioned in the part relating to Sussex of the South East BAP.

#### Biodiversity Opportunity Areas

- 17.2.3** Biodiversity Opportunity Areas (BOAs) represent the targeted landscape-scale approach to conserving biodiversity and provide the basis for an ecological network. They identify areas that provide the greatest opportunity for habitat creation and restoration and they have multiple benefits including improving the natural environment and providing quality areas in which people can live, work and enjoy. Information relating to BOAs is constantly emerging however, currently, the three BOAs within Arun district include the Chichester Coastal Plain, the area between Climping and Houghton, and the Lidsey Rife (see Proposals Map). BOAs do not contain the entire BAP habitat or all the areas where BAP habitat creation or restoration is possible however they provide guidance with regard to areas that would benefit from some form of protection which may make it necessary for development schemes to be designed to incorporate certain areas, either in whole or in part.



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## Policy ENV DM3

### Biodiversity Opportunity Areas

Development shall:

- a. Retain and sympathetically incorporate locally valued and important habitats, including wildlife corridors and stepping stones
- b. Be designed in order to minimise disturbance to habitats

Development proposals that do not reasonably address opportunities for enhancing these through their design, layout and landscaping or access/management shall not be permitted. Where a development scheme would result in a habitat loss, mitigation measures will be proposed as part of the proposed scheme and such measures agreed with the Local Planning Authority prior to the determination of any planning application. Within Biodiversity Opportunity Areas (BOAs) identified on the Policies Maps or where likely to have an impact on species or habitats within the BOAs, any application for planning permission shall include a properly conducted survey of the presence of that species and habitat and impact(s) that development may have on the BOA.

## 17.3 Trees & woodland

- 17.3.1** Trees and woodlands make a valuable contribution to the landscape and visual amenity of Arun. Trees are also vital to protecting development from the impacts of climate change to reduce higher temperatures and exposure to the sun. Trees, either individually or in groups, perform many functions such as shelter from wind, shade from the sun, act as a natural barrier, reduce flash flooding by intercepting rain fall, act as a natural air conditioner, absorb pollutants, and provide a biodiversity function in terms of provision of habitat and food sources. They are important producers of oxygen and act as carbon sinks. In urban settings trees or groups of trees can contribute significantly to the local environment and to the successful integration of new buildings into the landscape. The planting or retention of mature trees can contribute to amenity and more attractive developments as well as retaining important wildlife habitats. The retention of trees should be considered at the design stage of all developments.
- 17.3.2** Importance of ancient and other woodland, plus aged and veteran trees is recognised in paragraph 118 of the NPPF as being a valuable biodiversity resource both for its diversity of species and for its longevity as woodland. Once lost it cannot be recreated. In view of the remarkable value of ancient woodland, development involving its loss or damage shall be avoided at all costs unless exceptional circumstances to merit any loss, can be justified.

### Policy ENV DM4

#### Protection of trees

Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:

- a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or
- b. Would enhance the survival and growth prospects of other protected trees;
- c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.

Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme.

Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning permission given.

Where there are existing trees on or adjacent to a development site, developers shall be required to provide:

- d. Land and tree surveys
- e. A tree constraints plan
- f. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement



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These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.

### 17.4 Development & biodiversity

#### Development and biodiversity

- 17.4.1** All development should enhance the biodiversity of the site and the surrounding area by creating new habitats or improving existing ones. In certain circumstances, a new resource should be provided which is of at least equivalent value, where possible, to a site or feature which is lost as a result of development. This could include the creation of a new habitat on the site or elsewhere if this is more appropriate. However, in general, the loss of habitats should be strongly resisted.
- 17.4.2** All redevelopment/refurbishment schemes and the existing historic structures and habitats affected by development, should be screened for use by protected species (such as bats) if these opportunities are known or believed to be so used. There can often be no obvious signs that these species are present, and as a result it may require expert knowledge and experience to be able to determine their presence.
- 17.4.3** Properties that contain these protected species will require the applicant to undertake additional work specific to the legal protection that they are offered. This includes the preparation of surveys and appropriate responsive designs. Property owners are also required to take extra care during the development phase of any project and plan for the effective management of the species after construction has finished.
- 17.4.4** All developments should have regard to Natural England's standing advice for protected species which clearly outlines what considerations must be taken into account when designing development schemes, in the interests of preserving and enhancing biodiversity.

### Policy ENV DM5

#### **Development and biodiversity**

Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.

All developments shall have regard to Natural England's standing advice for protected species.



### 18.1 Water

**Arun's Local Plan strategic objective for water is:**

**"To plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity."**

- 18.1.1** Water is crucial to the function of the environment, the health of the population and to businesses and industry. However, parts of the wider South East region, including the eastern half of the District, served by Southern Water remains classified as an area of 'Serious Water Stress' by the Environment Agency<sup>(53)</sup>. The quality and availability of water resources are under increasing pressure from a growing population and the effects of climate change, which are likely to exacerbate this problem through increased temperatures and lower levels of rainfall.
- 18.1.2** Climate change is also likely to increase the risk of flooding in the District from rivers and the sea. Development must adapt to this by being suitably located away from areas at risk from flooding and by incorporating measures to mitigate against the impact of flooding such as sustainable drainage systems which reduce the volume of surface water rapidly entering groundwater flows which can result in surface water flooding and water pollution.
- 18.1.3** Arun District Council, through the environmental assessments of the emerging plan and through cross-boundary working with neighbouring districts and statutory consultees, will ensure that there are no detrimental effects on the water environments within its District either through the level of growth to be accommodated or as a result of developments close to the boundaries of the District.

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53 Water stressed areas - final classification (July 2013)

## Policy W SP1

### Water

Arun District Council will encourage water efficiency measures in order to protect the District's water resources and enhance the quality of the water environment which supports a range of habitats and ecosystems. Development will be encouraged to make active use of surface water as a design feature and permitted where it identifies measures to improve and enhance waterbodies, coastal habitats or provides additional flood relief.

The Council will also support development that:

- a. is appropriately located, taking account of flood risk and promotes the incorporation of appropriate mitigation measures into new development, particularly Sustainable Drainage Systems that reduces the creation and flow of surface water and improves water quality;
- b. reduces the risk to homes and places of work from flooding whilst increasing biodiversity;
- c. delivers a range of community benefits including enhancing the quality of life and providing greater resistance to the impact of climate change.

## 18.2 Water supply & quality

### Water quality

**18.2.1** The Water Framework Directive (2000)<sup>(54)</sup> requires that all countries throughout the European Union manage their water environment to consistent standards. In particular that they:

- Aim to achieve at least good status for all water bodies by 2015. Where this is not possible and subject to the criteria set out in the Directive, aim to achieve good status by 2021 or 2027;
- Prevent deterioration in the status of aquatic ecosystems, protect them and improve the ecological condition of waters;
- Meet the requirements of Water Framework Directive protected areas;
- Promote sustainable use of water as a natural resource;
- Conserve habitats and species that depend directly on water;

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54 Directive 2000/60/EC

- Progressively reduce or phase out the release of individual pollutants or groups of pollutants that present a significant threat to the aquatic environment;
- Progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants; and
- Contribute to mitigating the effects of floods and droughts.

**18.2.2** The Environment Agency has produced River Basin Management Plans (RBMP) for the river basin Districts across England and Wales. The South East River Basin Management Plan covers Arun District. The Plan is about the pressures facing the water environment in the river basin District and the actions we all need to take to ensure that the aims of the Water Framework Directive can be met by 2027. The RBMP identifies there are challenges to achieving good water quality in the District, these are linked to:

- Increased pressure on the sewage and drainage network which can result in discharges which can impact upon water quality and;
- Increased pressure to maintain the water resources available for people and the environment. The South East river basin District has some of the highest levels of personal water use in the country, (in 2008, the Environment Agency reported the highest rates of consumption are in several water supply areas in the South East of England where household water use for un-metered properties is more than 170 litres<sup>(55)</sup> per person per day)<sup>(56)</sup> and the South East river basin District relies on groundwater for 72 per cent of its public water supply. However, the aquifers (groundwater storage) also provide important flows for rivers and wetlands. It is therefore essential to safeguard supplies and the environment by protecting groundwater from pollution, and managing the water resource.

**18.2.3** The following sections review the current situation with regard to the existing sewerage and drainage network and water resource availability in the District to understand existing pressures upon the quality of the District's water environment.

### Existing sewage and drainage network

**18.2.4** Public wastewater networks and treatment facilities are the responsibility of Southern Water throughout the whole of Arun District. Southern Water have indicated that there is little spare capacity in the foul water network and pumping mains to the Waste Water Treatment Works (WWTW) serving the District at Ford, Lidsey and Pagham. Upgrading will therefore be required by developers, through existing arrangements under the Water Industry Act, in line with network modelling of site

55 Directive 2000/60/EC

56 Water Resources in England and Wales - current state and future pressures (December, 2008)

specific requirements. Local improvements are considered likely and new pumping mains to the appropriate WWTW may also be required to ensure that the sewerage network can cope with increased use.

- 18.2.5** As part of the wider wastewater treatment network Aldingbourne Rife receives discharges from Tangmere WWTW and is currently failing Water Framework Directive standards. The Council will therefore work closely with Chichester District Council to ensure this does not deteriorate further and to try to improve the water quality.
- 18.2.6** Communities within the catchment area of Lidsey Waste Water Treatment Works (Barnham; Eastergate; Flansham; Fontwell (north of the A27 above the racecourse and south of the A27); Middleton-on-Sea; Norton; Nyton; Slindon; Walberton; Westergate; Woodgate; Yapton) have been experiencing foul water flooding of roads and property, which has led to the pollution of watercourses. This is assumed to be caused by the sewerage system being overloaded, as a result of groundwater infiltration and surface water inundation of the sewerage system, which compromises its functioning, as it is not designed to accept surface water which should be dealt with by appropriate land drainage. Flooding has also occurred, possibly due to increased surface water run-off overloading the capacity of the main river network and its tributaries.
- 18.2.7** West Sussex County Council, in partnership with Southern Water, Arun District Council, the Environment Agency and Local Groups, have undertaken a Surface Water Management Plan (SWMP) for the Lidsey WWTW catchment area, in order to identify the key reasons for these events and to identify measures to help reduce or resolve them. The SWMP was published in October 2014.
- 18.2.8** Development within the Lidsey WWTW catchment area will be required to take account and contribute to the improvement of the existing sewage and drainage network, in line with the actions identified in this document and the suggestions of the Strategic Surface Water Management Study (SSWMS) 2016. Southern Water has an interim solution to ensure that recent approvals/existing commitments in this catchment can be delivered through connections to the existing plant, until it reaches the existing flow permit level. In the long term it is currently expected that development at BEW (SD5) will be connected through a new pipe to the treatment plant at Ford.
- 18.2.9** Since the majority of the allocated housing in the Plan will connect to the Ford wastewater treatment works, development in the allocated site (SD8) will have to be carefully designed. The layout of the allocation will need to reflect the outcomes of an odour assessment, so as not to impact on residential amenity, leisure or recreational activities of residents or visitors to the District. In addition, it should not prejudice the operation of or the expansion of the treatment plant, as required to accommodate future growth in the District.

## Water availability

- 18.2.10** Arun District is served by Portsmouth Water and Southern Water. These companies have a statutory duty to provide water to new development and a responsibility to produce a Water Resources Management Plan (WRMP) which assesses their ability to maintain the security of supplies for the next 25 years. The District receives water from a wide area including two major aquifers, the Chalk and the Lower Greensand, which underlie the Arun and Western Streams Catchment Abstraction Management Strategies (CAMS) area. These aquifers represent the area's most important water resource accounting for 60% of licensed abstraction <sup>(57)</sup>. They are also the source of numerous springs and streams that help to support surface water flows and water dependent habitats including those at Pagham Harbour SPA/Ramsar, Chichester Harbour and Langstone Harbour SPA/Ramsar and Arun Valley SPA/Ramsar.
- 18.2.11** The overarching principles for managing water are laid out within the CAMS documents and Managing Water Abstraction. Existing abstractions and the availability of water for abstraction is covered within the Arun & Western Streams Abstraction Licensing Strategy (ALS). This takes account of environmental pressures, provides detail in terms of where and to what extent water is available for abstraction, as well as the possible restrictions that could be applied to licences. The Appropriate Assessment Report (2017) explains that the Review of Consents for Pagham in 2007 concluded that none of the consents or licences would pose a risk to, or actual impact, on Pagham Harbour.
- 18.2.12** Where water is considered to be available in all scenarios a Minimum Residual Flow (MRF) may be applied to protect low flows to ensure that the minimum biological standards are maintained. The majority of flows within the Arun are discharge rich. For those sections of the river the majority of freshwater flows have been licensed and so it is unlikely that further consumptive surface water abstraction will be allowed.
- 18.2.13** The Rifes were not included in the original CAMS as their catchments are smaller than the minimum size required for assessment. There has been increased demand on the larger rifes and so new monitoring has been included. The reliability of the Pagham Rifes sources is only judged as being 34% of the time.

## Water efficiency targets

- 18.2.14** The commitments set out in the water companies' WRMPs are partly based upon the implementation of demand management measures which include the widespread installation of meters for residential water supply. As suggested by the Appropriate Assessment Report, 2017 and the Environment Agency standards, is another way to achieve a reduction in water use.

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57 Environment Agency, 2013 Arun and Western Streams Catchment Abstraction Licensing Strategy



## 18 Water

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**18.2.15** Part G of the Building Regulations<sup>(58)</sup> requires new homes to reach an optional standard of 110 litres/person/day.

**18.2.16** It is only when trying to reach the higher standards of 80 litres/person/day that it becomes harder as this tends to require a greater amount of hard engineering and mechanics to be considered within the overall design. However, preferred methods such as groundwater storage are not appropriate across the coastal plain where high groundwater levels exist.

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58 Building Regulations 2010: New Part G in Schedule 1 to the Building Regulations and a new minimum water efficiency requirements

## Policy W DM1

### Water supply and quality

#### 1. Water supply

Development will be permitted where:

- a. Sufficient water supplies can be provided prior to occupation to serve the development and;
- b. Provision of a water supply is not considered detrimental to existing abstractions, river flows, water quality, fisheries, amenity or nature conservation.

To ensure that all new development of two dwellings or more are water efficient and reduce pressure on water abstraction sites, it must include measures that meet the optional standards of 110 l/person/day.

#### 2. Water quality

To ensure good water quality in the District, all major developments must:

- a. Illustrate, where necessary, how they have contributed to the protection and enhancement of waterbodies identified by the South East River Basin Management Plan objectives; and
- b. Demonstrate, where it will materially increase foul and/or surface water discharges, adequate drainage capacity exists or can be provided as part of the development. Where adequate capacity does not exist, there will be a requirement that facilities are adequately upgraded prior to the completion and occupation of development. In sewered areas, there will be a general presumption against the use of non mains foul water drainage.

#### 3. Lidsey Wastewater Treatment Works Catchment Area

Major development within this area must also be accompanied by a full Drainage Impact Assessment which must take account of surface water disposal and foul water disposal.

Although minor developments are unlikely to raise significant flood risk due to the cumulative impact all development within this area must also be accompanied by a Drainage Impact Assessment that must take account of both the individual and cumulative impact upon foul water disposal; flood storage capacity and surface water drainage or flood flows within the Lidsey Wastewater Treatment Works Catchment Area.

Where surface water and foul water drainage systems are approved as part of the consideration of a planning application, conditions may be imposed upon the permission relating to dates for implementation or other detailed technical requirements. In order to discharge conditions, the developer will be required to submit a statement from a suitably qualified and experienced engineer that the measures have been adequately and satisfactorily implemented.

### 18.3 Flooding

- 18.3.1** All of Arun District is at some level of risk from flooding, with large areas within Zones 2 or 3 of the Environment Agency's Flood Map. Much of the coastline, including the towns of Bognor Regis and Littlehampton, is currently low lying and protected against erosion and tidal inundation by coastal defences. Parts of the coastal plain are at risk of flooding from watercourses or groundwater due to a high water table<sup>(59)</sup>.
- 18.3.2** The District is within the Arun and Western Streams Catchment which covers an area of approximately 14,000 square kilometres. The catchment is drained by the River Arun and its tributary the Rother, together with the catchments of several smaller streams to the west of the River Arun. The catchment area is covered by a Catchment Flood Management Plan (CFMP) which identifies that as a consequence of climate change, parts of Arun District will be at an increased risk, due to rising sea levels and more extreme weather events.
- 18.3.3** The potential for surface water and groundwater flooding is changeable across the District, reflecting the variable geology, soil types, rainfall patterns and the condition of the drainage infrastructure. However, parts of Arun are prone to specific flooding problems, such as Barnham which has experienced significant foul and surface water flooding, (see section 18.2).
- 18.3.4** The CFMP also identifies that Bognor Regis is at risk from flooding from the sea. As a seaside holiday resort, there are a number of hotels and camping sites in the area which increases the potential harm resulting from flooding. The CFMP therefore proposes that development proposed within Bognor Regis should reduce run-off and implement Sustainable Urban Drainage Systems (SUDS) where applicable. The Plan also suggests that the Council works with Southern Water to develop a Surface Water Management Plan for Bognor Regis to improve understanding of urban drainage and surface water issues within the area and manage the risks and issues.
- 18.3.5** The Lower River Arun is another sub-area within the Arun and Western Streams Catchment. The CFMP identifies that this area includes the towns of Arundel and Littlehampton and the flat floodplain between. The Lower Tidal River Arun Strategy adopted by the Environment Agency in 2014, identified a range of flood risk

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59 Arun and Western Streams Catchment Flood Management Plan, 2009

management measures for the River Arun and the Black Ditch. The Strategy breaks down the River Arun and its flood plain into several strategy units, of which a number are located within the District.

- 18.3.6** In considering new locations for development, and to minimise future risks, it is important that developers consult the latest Strategic Flood Risk Assessment (SFRA) which details the extent of the hydraulic modelling, existing flood defences and the extent of fluvial, tidal, historic incidents of sewer flooding and the speeds and depths associated with this, as well as areas prone to flooding in addition to the Environment Agency flood maps to ensure that development is avoided in areas at risk from flooding, or likely to be at risk as a result of climate change, or in areas where development is likely to increase flooding elsewhere.

## Policy W DM2

### Flood risk

Development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA) , will only be permitted where all of the following criteria have been satisfied:

- a. The sequential test in accordance with the National Planning Policy Guidance has been met.
- b. A site specific Flood Risk Assessment demonstrates that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall.
- c. The sustainability benefits to the wider community are clearly identified.
- d. The scheme identifies adaptation and mitigation measures.
- e. Appropriate flood warning and evacuation plans are in place; and
- f. New site drainage systems are designed to take account of events which exceed the normal design standard i.e. consideration of flood flow routing and utilising temporary storage areas.

The reports prepared as part of the criteria above must take into account contingency allowances, taking climate change into account as set out in Flood Risk Assessments:climate change allowances section of the NPPG.

In locations where strategic flood defence or resilient and resistant construction measures are necessary within the site itself, proposals will be required to demonstrate how measures have been incorporated as an intrinsic part of the scheme in a manner which is compatible with the latest Strategic Flood Risk Assessment.

All development proposals must take account of relevant Surface Water Management Plans, Catchment Flood Management Plans and related Flood Defence Plans and strategies such as the Lower Tidal River Arun Strategy. The council may require financial contributions from development on sites where measures to address flood risk or to improve the environmental quality of watercourses have been identified by these Plans and Strategies.

## 18.4 Sustainable drainage systems

### Sustainable Urban Drainage Systems

- 18.4.1** The primary purpose of Sustainable Drainage Systems (SUDS) is to minimise the impact of urban development on the water environment, reduce flood risk and provide habitats for wildlife. A resultant effect can be an increase in flows into groundwater and pollution of aquifers. There are many different SUDS features available to suit

the constraints of a site. These features include green roofs, more nature features such as ponds, wetlands and shallow ditches called swales. Hard engineered elements are often used in high density, commercial and industrial developments. These include permeable paving, canals, treatment channels, attenuation storage and soakaways. Opportunities for incorporating a range of SUDS must be taken wherever possible. The discharge of surface water to soakaways or other infiltration devices must be considered first, before alternative methods are investigated.

- 18.4.2** SUDS should be designed into the landscape of all new development and should be included as part of a District wide approach to improve water quality and provide flood mitigation. SUDS should also be identified as part of a Green Infrastructure network to improve the landscape quality, recreation and biodiversity offered in Arun.

### Policy W DM3

#### **Sustainable Urban Drainage Systems**

To increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.

Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design. These features include:

- Green roofs
- Permeable driveways and parking
- Soakaways
- Water harvesting and storage features including water butts.

Proposals for major development must also integrate SUDS within public open spaces and roads, reflecting discussion with the appropriate bodies. SUDS must therefore be integrated into the overall design of a development and must:

- a. Contribute positively to the appearance of the area, integrating access to allow maintenance of existing watercourses and the system.
- b. Effectively manage water (including its quality)
- c. Accommodate and enhance biodiversity by making connections to existing Green Infrastructure assets and
- d. Provide amenity for local residents (ensuring a safe environment)
- e. Retain the existing drainage network of the site and the wider area,
- f. Be maintained in perpetuity, supported through a Maintenance and Management Plan/Regime, including its financing, agreed with the Local Planning Authority.

In order to ensure that SUDS discharge water from the development at the same or lesser rate, as prior to construction, developers must:

- f. Follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations and the SUDS manual produced by CIRIA.
- g. Undertake up to six months groundwater monitoring within the winter period.
- h. Undertake winter percolation testing in accordance with BRE365.
- i. The proposed drainage system must be designed to ensure that there is no flooding on a 1 in 30 year storm event.
- j. The design must also take account of the 1 in 100 year storm event plus 30% allowance for climate change, on stored volumes, to ensure that there is no flooding of properties or the public highway or inundation of the foul sewerage system. Any

excess flows must be contained within the site boundary, and within designated storage areas.

## 18.5 Coastal erosion

### Coastal erosion

- 18.5.1** The Marine and Coastal Access Act 2009 brought in a new requirement for planning in the marine environment in the same way as planning the terrestrial environment. Resulting from this the Marine Management Organisation (MMO) was created to carry out this task, along with other regulatory matters to ensure protection of the marine environment. In March 2011, a Marine Policy Statement was issued for the marine environment. Overall, the coastline has been split into 11 areas and the South Marine Plan area, which includes Arun, extends from Dover to Exeter and is the formulation of a second plan was begun in 2013.
- 18.5.2** At a local level, Arun's coastline is covered by the Beachy Head to Selsey Bill Shoreline Management Plan (SMP) (2010) which sets out policies for the various sections of coastline within Arun and neighbouring Districts. These policies are not statutory but are intended to inform both the planning process and how the coastal defences are managed into the future. The SMP is supported by various Coastal Defence Strategies (CDSs) which look in more detail at specific sections of coastline and identify management policies for each area.
- 18.5.3** In 2010, the Environment Agency, in partnership with Arun and Adur District Councils and Worthing Borough Council, prepared the Rivers Arun to Adur Flood and Erosion Management Strategy which identified that coastal defence should be 'improved' along the east bank of the river Arun, between Littlehampton and Rustington and 'sustained' from Rustington to Goring. The improvement of the East Bank of the River Arun was completed in 2016.
- 18.5.4** The Pagham to East Head Coastal Defence Strategy was also approved in 2010 by the Environment Agency in partnership with Arun and Chichester District Councils – the approved strategy option for the Pagham frontage was one of Adaptive Management.
- 18.5.5** The Arun to Pagham Flood and Erosion Risk Management Strategy (FCERM) in October 2015.

### Protecting coastal processes and natural habitats

- 18.5.6** With climate change bringing a predicted rise in sea levels, many coastal habitats will be lost as they are squeezed against shoreline defences. Vegetated shingle, found particularly in Arun at Pagham Harbour and Climping Beach, is characterised



by specialised plants that have adapted to survive in harsh coastal conditions where lack of fresh water and nutrients are compounded by the impact of strong wind and waves.

**18.5.7** Shingle habitats provide an important habitat for invertebrates and for some breeding and roosting birds. This habitat is under pressure from housing developments, agriculture and coastal defence. Trapped between urban development on the landward side and rising sea levels on the seaward side, vegetated shingle is also threatened by 'coastal squeeze'<sup>(60)</sup>.

**18.5.8** The importance of these habitats to Arun's coastal ecology means that new development should take into consideration impacts upon vegetated shingle to ensure that it does not exacerbate this situation. Opportunities for habitats to roll back from the sea should be explored adjacent to both existing habitats. Opportunities to create new sites for vegetated shingle within the District should also be identified.

### Policy W DM4

#### Coastal protection

Proposals for coast protection and sea defence works will be permitted if they:

- a. Have been considered in light of their impact on the visual character and value of the open, undeveloped coast, protection and enhancement of coastal habitats and the provision of opportunities to complete the coastal footpath and improve the appearance and use of the coastline in the built-up areas.
- b. Use methods of coastal defence that are technically sound and appropriate to the task and do not have a detrimental effect on other parts of the coastline; and
- c. Are in accordance with the Shoreline Management Plan or Strategy for the particular frontage.

Proposals for development in coastal locations, including for example, sea defence works, will be permitted providing they protect and enhance coastal habitats such as vegetated shingle. Where habitats are lost through the provision of sea defence works, replacement habitats must be provided in a suitable location.

Any works under this policy should take account of any local and/or interest features.

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60 A Guide to the Management and Restoration of Coastal Vegetated Shingle, Doody and Randal, 2003

## 19 Natural resources & minerals safeguarding

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# 19 Natural resources & minerals safeguarding

## 19.1 Natural Resources & Minerals

**Arun's Local Plan strategic objective for Natural Resources and Minerals Safeguarding is to:**

**"Plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity."**

- 19.1.1** West Sussex County Council is the Minerals Planning Authority (MPA) for West Sussex, and the South Downs National Park Authority (SDNPA) is the MPA for the areas of West Sussex within the National Park. The West Sussex Joint Minerals Local Plan 2003 is replaced by a Joint Minerals Local Plan (JMLP) 2018 produced in partnership with the SDNPA. The replacement JMLP 2018 has been adopted by SDNP and scheduled for adoption by the MPA. The JMLP identifies mineral extraction sites to provide minerals such as sand and gravel, for the County, to support growth of the economy. On adoption the JMLP forms part of the Development Plan for Arun District.
- 19.1.2** Minerals such as sand and gravel are vital for the construction industry, however mineral resources are constrained by environmental designations and physical constraints related to the underlying geology. The JMLP 2018 identifies minerals safeguarding areas (MSA) and relevant facilities such as existing, planned or potential rail heads, rail links to quarries, wharfage and associated storage, handling and processing facilities for bulk transport to ensure that these mineral reserves infrastructure are not lost to non-mineral development. These are replicated on the Arun local Plan 2011-2031 Policies Map where they arise in the District outside of the SDNPA.
- 19.1.3** The British Geological Society (BGS) produced minerals safeguarding maps on behalf of West Sussex County Council which show gravel deposits to the north west of the District, covering substantial parts of the inland villages including Eastergate, Walberton and Fontwell. A narrow line of chalk runs along the northern edge of the District into the South Downs National Park. These maps are the basis for the Policy M9 MSA within the JMLP 2018 to ensure that economically viable mineral reserves within the District are safeguarded.
- 19.1.4** Minerals are a finite resource and can only be worked where they are found. Therefore, it is important to use them in the most efficient manner to secure their long term conservation. Where possible, the use of secondary or recycled material should be used instead of primary materials. Furthermore, materials used as part of a construction project must be used efficiently to reduce the amount of materials wasted.
- 19.1.5** In addition to the safeguarding associated with the sand, gravel and chalk the MPA is also responsible for ensuring that there is sufficient existing, planned and potential sites for concrete batching and the manufacture of coated materials plus associated facilities and the distribution of substitute, recycled and secondary aggregate material.

## 19 Natural resources & minerals safeguarding

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All of this falls under Minerals Consultation Areas. Draft Minerals Safeguarding Guidance has been published alongside the JMLP, setting out when local planning authorities are required to consult with the MPA.



### 20.1 Waste management

**Arun's Local Plan strategic objective for Waste Management is to:**

**"Plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity."**

- 20.1.1** Waste must be dealt with according to the waste hierarchy, which is set out in the revised Waste Framework Directive, 2008. The hierarchy primarily promotes the prevention of waste creation and requires that waste disposal is the least preferred option when planning for the waste management.
- 20.1.2** There are currently just under twenty waste management sites within Arun. The range of sites include Household Waste Recycling sites, waste transfer sites, metal recycling sites, waste water treatment works and a landfill site. These facilities contribute to the network of waste management sites across the County and should be safeguarded to ensure that the collection and management of waste can continue.
- 20.1.3** The adopted West Sussex Waste Local Plan (April, 2014), jointly prepared with the South Downs National Park authority allocates sufficient strategic waste management sites, to recycle and treat waste, ensuring that only the residual element of it (that which can not be recycled or treated) is landfilled. Two sites at North of Wastewater treatment Works, Ford and Hobbs Barn, Climping have been allocated in this as identified on the Policies Map. As such any proposals either on or near these sites needs to take account of both the content of the following Waste Management policy and the development management principles for the sites as contained within Policy W10 of that Plan.
- 20.1.4** West Sussex County Council is also the Waste Disposal Authority (WDA) and works alongside Arun District Council, as the Waste Collection Authority (WCA) to promote schemes that encourage residents and businesses to reduce the amount of waste created and increase recycling levels in the District. In order to achieve these aims facilities, which maximise the opportunities to reduce, reuse, compost and recycle waste, must be available to residents and businesses in the District
- 20.1.5** Current National Planning Guidance<sup>(61)</sup>, identifies three ways in which local planning authorities can support the principles of waste planning through new development:
- Ensure that decision makers consider the impact of proposed, non-waste related, development on existing waste management facilities, and on sites and areas allocated for waste management.

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61 *National Planning Policy for Waste (2014)*

## 20 Waste management

- Proposed new development should be supported by Site Waste Management Plans of the type encouraged by the Code of Practice published by the DTI <sup>(62)</sup>
- Ensure new development is designed to complement sustainable waste management, including provision of appropriate storage and segregation facilities.

### Policy WM DM1

#### Waste Management

Proposals for development anticipated to cost over £300,000 must identify the volume and type of materials to be demolished and/or excavated as part of the development. Opportunities for the re-use and recovery of materials on site must be demonstrated and off-site disposal of waste must be minimised and managed.

New residential development, including conversion of one dwelling into multiple units, will be permitted provided that:

- a. It is designed to ensure that kerbside collection is possible for municipal waste vehicles
- b. Where appropriate, communal recycling bins and safe bin storage areas are available to residents of flats.

~~All major residential development will be required to contribute towards the provision of recycling and general waste bins through planning conditions.~~

In accordance with the West Sussex Waste Local Plan, there will be a general presumption against any development which may harm or prejudice the operation of existing and allocated waste facilities and infrastructure. The Council will consult the relevant Waste Planning Authority on development proposed at, adjacent or proximal to existing or allocated waste sites and infrastructure.

62 Department of Trade and Industry (2004) Site Waste Management Plans: guidance for construction contractors and clients, voluntary Code of Practice

## 21 Quality of the environment

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## 21 Quality of the environment

### 21.1 Quality of the environment

**Arun's Local Plan strategic objective for the Quality of the Environment is to:**

**"Promote strong, well integrated and cohesive communities, through the promotion of healthy lifestyles, provision of good quality accessible community facilities and a safe environment, which delivers an enhanced quality of life to all. This includes meeting the needs of a growing elderly population."**

#### **Pollution**

- 21.1.1** The control of pollution is critical to the Council achieving the Local Plan's strategic objectives. Pollution control through development also plays a significant role in planning for climate change and working in harmony with the environment to conserve natural resources and increase biodiversity.
- 21.1.2** Certain industrial and commercial land uses and transport routes result in controlled levels of noise, light and air quality impacts. Development proposals for all types of development must therefore take into account nearby land uses to ensure that the right development is located in the right place across the District, in order to safeguard the quality of the environment.

#### **Policy QE SP1**

##### **Quality of the environment**

The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.

The location of existing industrial and commercial uses, including waste management uses, must be taken into consideration when assessing proposals for development sensitive to noise, light, odour and outputs to air. This is to ensure that land allocated for these uses are protected and to ensure that the amenity of new developments and facilities is safeguarded from the impacts of incompatible land uses.

### 21.2 Noise pollution

- 21.2.1** It is recognised that noise exposure can impact upon quality of life and give rise to adverse health effects. The Noise Policy Statement for England<sup>(63)</sup> (NPSE) seeks, where possible, to positively improve health and quality of life through the pro-active management of noise.
- 21.2.2** Tranquillity is a key characteristic of the natural environment. Tranquil spaces, often located within the more rural parts of the District, play a multi functional role as part of the District's Green Infrastructure network. The Green Infrastructure Study identifies that tranquillity is at risk due to noise pollution from roads and new development. These areas will be protected from noise pollution. The principle of this protection is established through the Green Infrastructure Policy.
- 21.2.3** One of the most common causes of noise pollution is from traffic noise. The Environmental Noise Regulations<sup>(64)</sup> require that noise mapping is undertaken to identify areas that are experiencing the greatest noise impacts from roads, railways, airports and industry. The Department of Food and Rural Affairs (DEFRA) are going to be undertaking a second round of mapping and as such account would need to be taken of any subsequent productions and any subsequent declarations that may result.
- 21.2.4** The outcome of the noise mapping is the designation of Important Areas and First Priority Locations. The Brighton Agglomeration<sup>(65)</sup> extends into the eastern part of the District. Within this Agglomeration area, 'Important Areas' are identified and "defined as being those areas where 1% population are affected by the highest noise levels from roads". First Priority Locations are also identified within the Agglomeration area and are defined as locations where the noise index is at least 76dB according to the results of the noise mapping.
- 21.2.5** The First Priority Locations within the District include:
- A284/A259 Wick roundabout
  - Stretches of the A27 at Arundel and Fontwell
  - Sections of the A29 and A259 in Bognor Regis
  - A284 in Littlehampton and
  - The stretch of railway that runs through Barnham station
- 21.2.6** Residential development proposed within First Priority Areas, or in close proximity to noise sources from road, rail and air, should be assessed to determine the noise exposure category (NEC) which the site falls into. This assessment must be carried out at an early stage in order to identify the suitability of the site. Where the NEC

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63 Defra, 2010

64 Environmental Noise Regulations, 2006

65 An agglomeration is an area covered by a Noise Action Plan

## 21 Quality of the environment

assessment has shown that habitable rooms will be exposed to noise levels in excess of NEC A, noise mitigation will be required as part of the design of the development (useful advice is set out in the BRE document 'Sound Control for Homes').

**21.2.7** It should be noted however that NEC noise levels should not be used for assessing the impact of industrial noise on proposed residential development because the nature of this type of noise, and local circumstances, may necessitate individual assessment. However, at mixed use sites where industrial noise is present but not dominant, its contribution should be included in the noise level used to establish the appropriate NEC.

NEC	
A	Noise need not be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as a desirable level.
B	Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise.
C	Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.
D	Planning permission should normally be refused.

**Table 21.1 Noise exposure categories for residential development**

	Noise Exposure Categories			
Noise Source	A	B	C	D
Road traffic				
07.00-23.00	<55	55-63	63-72	>72
23.00-07.00 <sup>(67)</sup>	<45	45-57	57-66	>66
Rail traffic				
07.00-23.00	<55	55-66	66-74	>74

<sup>67</sup> Night-time noise levels (23.00-07.00): sites where individual noise events regularly exceed 82dB LAmax (S time weighting) several times in any hour should be treated as being in NEC C, regardless of the LAeq, 8h (except where the LAeq, 8h already puts the site in NEC D).

## 21 Quality of the environment

	Noise Exposure Categories			
23.00-07.00 <sup>(68)</sup>	<45	45-59	59-66	>66
Air traffic <sup>(69)</sup>				
07.00-23.00	<57	57-66	66-72	>72
23.00-07.00	<48	48-57	57-66	>66
Mixed Sources <sup>(70)</sup>				
07.00-23.00	<55	55-63	63-72	>72
23.00-07.00	<45	45-57	57-66	>66

**Table 21.2 Noise levels<sup>(66)</sup> corresponding to the Noise Exposure Categories for New Dwellings LAeq,T dB**

- 21.2.8** The NEC procedure only applies to the proposed development of residential buildings. For noise sensitive commercial developments such as offices it is more appropriate to refer to the latest specific guidance on internal noise standards in respect of each activity.
- 21.2.9** Where new noise generating development such as industrial and commercial and outdoor sport and recreation uses are proposed, it is expected that they will be located at an appropriate distance away from noise sensitive development ie. residential areas, schools and hospitals. If the development is likely to cause unacceptable levels of disturbance, the developer should consider alternative locations for the site.
- 21.2.10** If there are no alternative sites available then the applicant will need to demonstrate that all steps have been taken to reduce noise at source. Finally, if all reasonable steps have been taken to reduce the noise at source, but the development is still likely to have adverse effects, then adequate measure to mitigate against the noise should be put in place to protect the noise sensitive use. This could include consideration of noise barriers and site layout first, then insulation of buildings as a last resort.

- 68 Night-time noise levels (23.00-07.00): sites where individual noise events regularly exceed 82dB LAmax (S time weighting) several times in any hour should be treated as being in NEC C, regardless of the LAeq, 8h (except where the LAeq, 8h already puts the site in NEC D).
- 69 Aircraft Noise: daytime values accord with the contour values adopted by the Department for Transport which relate to levels measured 1.2m above open ground. For the same amount of noise energy, contour values can be up to 2dM(A) higher than those of other sources because of ground reflection effects.
- 70 This refers to any combination of road, rail, air and industrial noise sources. The "mixed source" NECs should only be used where no individual noise source is dominant.
- 66 The noise level(s) (LAeq,T) used when deciding the NEC of a site should be representative of typical conditions.

## 21 Quality of the environment

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- 21.2.11** In most cases, proposed noise generating development will need to be accompanied by a Noise Report unless the proposal requires an Environmental Impact Assessment, in which case, the impact of noise will be considered in the Environmental Statement. Developers should seek advice at an early stage to ascertain whether a Noise Report is required.

### Policy QE DM1

#### Noise pollution

##### 1. New noise sensitive development

Residential development likely to experience noise from road, rail or air, in particular development in close proximity to:

- A284/A259 Wick roundabout
- Stretches of the A27 around Arundel and Fontwell
- Sections of the A29 and A259 in Bognor Regis
- A284 in Littlehampton and
- The stretch of railway line that runs through Barnham station

must:

- a. Be supported by a noise exposure category (NEC) assessment and designed to ensure that residents will not be adversely affected by noise.
- b. Consider both the likely level of exposure at the time of application and any increase that might be reasonably expected in the foreseeable future.

To safeguard the continued use of existing industrial and commercial uses and to protect amenity, noise sensitive development should not normally be permitted where:

- c. High levels of noise will continue throughout the night, especially during the hours when people are normally sleeping.
- d. There is a likelihood of complaints about noise from industrial development. <sup>(71)</sup>

##### 2. New noise generating development

Developers proposing new noise generating development must seek advice from an early stage to determine the level of noise assessment required. Proposals will need to be supported by:

- a. Evidence to demonstrate that there are no suitable alternative locations for the development.
- b. A noise report which provides accurate information about the existing noise environment, and the likely impact of the proposed development upon the noise environment. The report must also demonstrate that the development meets appropriate national and local standards for noise, as set out in Annex 1 of the Planning Noise Advice Document: Sussex, and any mitigation measures required to ensure noise is managed to an acceptable level.

71 this may be assessed, where appropriate, using guidance in BS4142: 2014

## 21 Quality of the environment

- c. Evidence to demonstrate that the development will not impact upon areas identified and valued for their tranquillity, including Gaps Between Settlements which are important to the enjoyment of Arun's countryside, its habitats and biodiversity.

### 21.3 Light pollution

- 21.3.1** Similar to noise pollution, light pollution can cause sleep disturbance and annoyance and is caused by the brightening of the night sky over inhabited areas and excessive brightness from light causing high levels of glare. Dark night skies are important for health and wellbeing, the conservation of natural habitats and for cultural heritage, especially the ability to observe the stars at night.
- 21.3.2** In addition to impacting upon human health and natural habitats, light pollution is a sign of wasted energy from excessive lighting from high energy bulbs. The Campaign to Protect Rural England (CPRE) produced maps of the night skies in the South East in 1993 and 2000. The maps show that only 1% of the region experienced truly dark night skies and that most of Arun experienced relatively bright night skies.
- 21.3.3** Lighting schemes must therefore be designed carefully as part of the overall development proposal to prevent light spillage and glare. Schemes will be considered against the latest national guidance and lighting standards.
- 21.3.4** The Green Infrastructure Policy identifies a District wide network of green spaces and Green Infrastructure Corridors valued for their tranquillity. Tranquil spaces play a multifunctional role as part of the Green Infrastructure network. Light pollution intrudes upon intrinsically dark landscapes and nature conservation and can have an impact upon the tranquillity of a place. The Green Infrastructure policy has identified the importance of tranquil spaces which will be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.

### Policy QE DM2

#### Light pollution

Planning permission for proposals which involve outdoor lighting must be accompanied by a lighting scheme prepared according to the latest national design guidance and relevant British Standards publications. Outdoor lighting schemes will be considered against the following criteria:

- a. No adverse impact on neighbouring uses or the wider landscape, particularly with regard the South Downs International Dark Sky Reserve designation;
- b. Light levels being the minimum required for security and working purposes;
- c. Minimising the potential glare and spillage; and
- d. The degree to which outdoor lighting can be powered by on-site renewable sources.

Where appropriate, the Local Planning Authority will seek to control the times of illumination.

### 21.4 Air pollution

- 21.4.1** Clean air supports health and wellbeing and is a factor in maintaining designated habitats and biodiversity. A significant contributor to air pollution in Arun is traffic congestion and commercial/industrial development. The West Sussex Transport Plan 2011-2026 identifies that "traffic levels on the A27 The Causeway, adjacent to Arundel Railway Station, generate high pollution levels affecting local residents that may require air quality mitigation measures". The Plan also identifies that congestion at peak times causes poor air quality on parts of the A29, A27 and A259.
- 21.4.2** Air Quality Management Areas (AQMA) are designated by Local Authorities when reviews of air quality identify that levels of pollutants are too high and are not forecast to meet the targets required by the UK Air Quality Strategy. There are currently no AQMAs within Arun, however, the cumulative impact of development, required to deliver housing numbers could have an impact on areas currently identified as experiencing poor air quality such as on the A27 The Causeway, Arundel. Measures which include promoting the use of cleaner fuels, improving access to sustainable transport modes such as cycling and public transport and reducing congestion by making improvements to the highway network will be required to ensure that poor air quality in these areas are avoided.
- 21.4.3** Where an AQMA is declared, the Council will be required to prepare an Air Quality Management Plan (AQMP) which will identify a range of measures to improve air quality such as promoting cleaner fuels or reducing traffic congestion through promoting sustainable cleaner modes of transport.



## 21 Quality of the environment

- 21.4.4** Local Authorities throughout West Sussex are part of the Sussex Air Quality Partnership to try and ensure a strategic and consistent approach taken towards dealing with air pollution. The first output of the partnership is an emerging document called *Air quality guidance for Sussex* (2013), which sets out the criteria for when an Air Quality Assessment is required.

### Policy QE DM3

#### Air pollution

All major development proposals will be required to assess the likely impacts of the development on air quality and mitigate any negative impacts by:

- a. Ensuring the development is located within easy reach of established public transport services;
- b. Maximising provision for cycling and pedestrian facilities;
- c. Encouraging the use of cleaner transport fuels on site, through the inclusion of electric car charging points; and
- d. Contributing towards the improvement of the highway network where the development is predicted to result in increased congestion on the highway network.

Development proposed nearby any Air Quality Management Area (AQMA) declared within the District within the Plan period, will require an air quality assessment to identify likely impacts of development upon the designated area. Developers will be required to ensure delivery of the actions set out within any Air Quality Action Plan.

Industrial development which is regulated by environmental permits (that creates or results in dust, smell, fumes, smoke, heat, radiation, gases, steam or other forms of pollution) must be located in such a position which ensures that the health, safety and amenity of users of the site or surrounding land is not put at risk and the quality of the environment would not be damaged or put at risk.

Developments shall also be consistent with all other Local Plan policies.

## 21.5 Contaminated land

- 21.5.1** The reclamation of contaminated land is crucial to making the most efficient use of previously developed land and adding value to the land by encouraging habitat creation, improving water quality and reducing pressure on greenfield sites.
- 21.5.2** Land may be contaminated for a number of reasons, such as previous commercial use or use as a landfill site. Such land can be re-used for new purposes but special remedial measures may be needed to reduce hazards arising from the previous use,

and new buildings may need to be specially designed. Under International Law<sup>(72)</sup>, developers are responsible for ensuring that unacceptable risk from contamination will be successfully addressed through the remediation of land contamination without undue environmental impact during and following the development.

### Policy QE DM4

#### Contaminated land

The Council promotes, and will permit, the use of previously developed land and the remediation of contaminated land to ensure that land is brought back into use, subject to the following requirements.

Prior to any development, the Council will require evidence to show that unacceptable risk from contamination will be successfully addressed through remediation without undue environmental impact during and following the development. In particular, the developer shall carry out an adequate investigation to inform a risk assessment to determine:

- a. Whether the land in question is already affected by contamination through indirect pollutant linkages and how those linkages are represented in a conceptual model.
- b. Whether the development proposed will create new linkages to vulnerable resources e.g. Waterbodies.
- c. What action is needed to break the link between the contamination and vulnerable natural resources and avoid new ones, deal with any unacceptable risks and enable safe development and future occupancy of the site and neighbouring land.

Where an agreed remediation scheme includes future monitoring and maintenance schemes, arrangements will need to be made to ensure that the costs of ongoing maintenance are the responsibility of the landowner and that any subsequent owner is fully aware of these requirements and assumes ongoing responsibilities that run with the land.

72 Part IIA Environmental Liability Directive (2004/35/EC)



## 22 Infrastructure provision & implementation

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## 22 Infrastructure provision & implementation

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**Arun's Local Plan strategic objective for Infrastructure Provision and Implementation is to:**

**"Deliver all Local Plan Strategic Objectives."**

### **Infrastructure, Developers' Contributions and Viability**

**22.0.1** The maintenance and enhancement of existing infrastructure and the provision of new infrastructure is required to support Arun's vision for growth and the changes set out in this Local Plan. Ensuring that both existing and new residents and visitors are able to access the services that they require without undue inconvenience or needing to travel long distances. In turn meeting both the sustainability appraisal and strategic objectives of the Plan.

**22.0.2** The types of infrastructure needed will cover a wide range of local facilities and services and should include facilitation to ensure establishment of the following:

- Transport, including public and community transport
- Education provision including a new secondary school
- Health facilities
- Social infrastructure including community centres
- Open space provision
- Green infrastructure and Public Rights of Way improvements; including green links connecting communities together and with the South Downs National Park
- Measures necessary to protect, avoid or mitigate harm to areas designated for their local, national, or international importance
- Flood defences
- Public services
- Utilities including communications

**22.0.3** This Local Plan identifies strategic housing and employment sites to deliver the bulk of the District's housing and employment requirements up to 2031. Large developments require a significant amount of planning and preparation to assess impact and identify mitigation measures. The District Council and its partners, where relevant, will work with the developers to ensure that the best outcomes for the District and local communities are achieved. The strategic sites, in particular, will necessitate the delivery of specific items of infrastructure as identified in Local Plan's Policies

## 22 Infrastructure provision & implementation

and the Infrastructure Delivery Plan. The Council will seek to ensure that consultation arrangements are put in place for infrastructure schemes promoted and delivered by other agencies.

- 22.0.4** An Infrastructure Delivery Plan (IDP) has been prepared to support the Local Plan and sets out the infrastructure requirements that will need to be delivered over the Plan period to support growth. The IDP was informed through consultation with infrastructure providers and parish and town councils. The IDP will be a "living" document to facilitate an on-going partnership approach with infrastructure providers, throughout the plan period. In particular it makes clear what infrastructure is required, who is going to fund and provide it and how it relates to the anticipated phasing of development. The IDP will be used as a key document for identifying priority projects and will be an important tool for preparing a Regulation 123 list of spending priorities, to be drawn up alongside the Community Infrastructure Levy (CIL) charging schedule. It should also be noted that West Sussex County Council has prepared Strategic Infrastructure Packages to enable the provision of County Council services to meet the needs of new strategic development.
- 22.0.5** On site provision, or where this is not possible, financial contributions will be sought from developers, to combine with public funding to deliver the necessary facilities and infrastructure identified through the IDP. The infrastructure requirements and contributions will vary depending on the scale, nature and location of the development. References in this Plan to 'developer contributions' are intended to cover physical provision of infrastructure (on or off-site) or financial contributions. These may be secured by planning obligations or agreements (known as Section 106 obligations), agreements under Section 278 of the Highways Act 1980 or CIL receipts, subject to the adoption of a CIL charging schedule.
- 22.0.6** The District Council plans to use a mixture of planning obligations and planning conditions to secure the required improvements or funding. This approach will be informed by the IDP which draws on strategies and investment plans of the local authority and other organisations. Contribution levels will be based on the overall costs of provision, but will take into account the availability of other sources of funding.
- 22.0.7** Infrastructure will need to be provided at the right time to support development. However, this is not always in advance of development, therefore, phasing and trigger mechanisms will be needed to ensure that the right facilities come forward at the right time. The Council will work with the service and infrastructure providers to ensure that relevant infrastructure is provided in a timely way, in conjunction with development.
- 22.0.8** There are particular infrastructure issues, as set out in the IDP, relating to the District as a whole. The District Council plans to address these issues through a mixture of financial contributions from CIL and external funding sources. Further details regarding these issues are set out in more detail in Local Plan policies, including transport, water, and green infrastructure.

## 22 Infrastructure provision & implementation

### The Community Infrastructure Levy

**22.0.9** There is a package of district-wide measures which will need to be delivered on a strategic scale to ensure the provision of community benefits and provision of measures to mitigate the impact of strategic development sites. The council will aim to deliver these with its partners from a range of funding streams. It is intended that one funding source will be the Community Infrastructure Levy (CIL), subject to the council adopting a charging schedule. CIL receipts will need to be used to deliver the schemes identified on the Council's Regulation 123 list which will identify infrastructure projects which can only be funded by CIL. The following section sets out District wide infrastructure requirements that will be critical to support growth. This section should be read alongside the IDP. To secure a mechanism for contributions towards infrastructure the Community Infrastructure Levy (assuming it is retained), will be introduced as soon as possible after the adoption of this Local Plan. The levy will be needed to seek contributions for small sites which are essential to meet the housing needs in the medium term so it is essential that CIL is introduced no later than mid-way through the second housing delivery phase as shown on table 12.1 and policy H SP1.

### Social infrastructure

**22.0.10** District wide, planned growth will result in the need for developments to contribute towards a range of social infrastructure schemes including the provision of adult social care accommodation and the expansion of community facilities including the improvement of the Arun Leisure Centre and Littlehampton Sports and Swimming Centre (or its future replacement).

### Public services

**22.0.11** District wide provision of public services will be required to support growth in the District. This will include the relocation or redevelopment of Littlehampton Fire Station and improvements to police station services at Bognor Regis and Littlehampton. The phasing and cost of this provision requires further investigation, however, these improvements will be delivered through a combination of funding streams including CIL. The IDP has identified that these services could be brought forward between 2014 and 2029.

### Green infrastructure

**22.0.12** Green Infrastructure (GI) projects including enhancements to Public Rights of Way (PROW) will provide important improvements to the District's overall GI network. The Littlehampton to Arundel Green Link has been identified as one of a number of valuable green links in Arun. This important GI corridor and route could improve links between the coast and the South Downs National Park. Partnership working will be required to deliver this and other schemes. A variety of funding measures, including CIL will be used to support delivery of these schemes.'

## 22 Infrastructure provision & implementation

### Healthcare

**22.0.13** The NHS and the Coastal West Sussex Clinical Commissioning Group is engaged in development of an estates strategy to support wider infrastructure needs resulting from developments arising across their area of operation, in particular for strategic housing allocations. This reflects earlier Clinical Commissioning plans already developed and adopted for implementation over the coming years. Current plans include a focus on schemes to improve the healthcare delivery for Littlehampton and in Rustington and East Preston. Community care services and re-provision of Littlehampton Health Centre would be required to support growth in the District. The proposals for Littlehampton will have the capacity to take on patients from the North Littlehampton housing development. These schemes demonstrate what is needed to ensure healthcare provision in Arun is of suitable standard and scale and provides a basis for similar significant improvements where required but particularly in areas where the greatest pressure results from new housing development. the Council will work in partnership with the NHS to identify priorities for CIL spending.

### Drainage and flood mitigation

**22.0.14** The Lower Tidal River Arun Strategy<sup>(73)</sup> outlines recommendations for managing flood risk on the lower River Arun from Pallingham Weir to Littlehampton and Ford. The strategy provides details of the works that are required and how much they will cost. Part of the cost of delivering these schemes will be met by Central Government. However, a greater proportion of funding needs to be found locally. The strategy identifies flood defence schemes that could be prioritised by the Council as well as Town and Parish Councils and potentially funded by CIL receipts.

**22.0.15** The River Arun to Pagham Flood and Coastal Erosion Risk Management Strategy (FERMS) has been produced by the Environment Agency in partnership with Arun District Council. The study will inform the flood risk works required in Arun's coastal communities, including costs, timetables and how much of the works will be funded by Central Government. Further detail will need to be incorporated into the IDP as the FERMS is progressed. Partnership working with local communities and the Environment Agency will also be required to identify local funding sources, including CIL and delivery timescales for defence work.

**22.0.16** The Aldingbourne Rife Integrated Flood Risk Management Plan & Works (ARIFRM) will deliver a package of schemes and flood alleviation works to reduce flood risk to people and properties in the Aldingbourne Rife catchment. The Environment Agency want to look at a holistic, catchment wide approach to flood risk management, as well as deliver environmental benefits and enhancements. Further detail will need to be incorporated into the IDP as the programme is progressed. Partnership working with local communities and the Environment Agency will also be required to identify local funding sources, including CIL, and delivery timescales for any new works proposed by this plan.

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73 Lower Tidal River Arun Strategy (Environment Agency) (2014)



## 22 Infrastructure provision & implementation

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### Wastewater

**22.0.17** The water industry's investment planning is scheduled on a 5 yearly basis and from 2018 there will be a flat rate applied per new dwelling, by utility providers. This timing allows for repeated opportunities throughout the lifetime of the Plan to review the requirements at Ford wastewater treatment plant.

**22.0.18** Funding of the expected connection from the BEW allocation to the Ford treatment works would be anticipated to be funded jointly by Southern Water and the developers, on the basis of the developers overall contribution to the 2300 homes allocated to the site in the Plan period.

### Transport

**22.0.19** The Arun Transport Study identifies a package of mitigation measures to reduce congestion on the highway network. A number of the measures identified in the Study relate directly to strategic development locations, these are identified in the strategic policies and will be delivered through Section 106 agreements (Policy T SP3). However, a proportion of these measures relate to the cumulative impact of strategic growth upon the highway network. The following improvement measures could be funded and delivered through a mixture of CIL receipts, planning obligations and other funding sources in order to mitigate the impacts of housing and economic growth in the District:

- Sustainable transport package of measures to reduce congestion at key junctions.
- Sustainable travel mitigation for all new development
- Expansion and growth of Community Transport Services.

**22.0.20** The details provided above give an overview of the district wide infrastructure required to support growth identified through the Plan and identifies solutions for delivery. A schedule setting out delivery responsibilities, mechanisms and timescales is provided in further detail within the Infrastructure Delivery Plan and the policies which specifically relate to strategic development.

**22.0.21** The policy below seeks to ensure that appropriate and necessary infrastructure is provided to support development proposals and that future development contributes towards mitigating any issues that they may create.

### Policy INF SP1

#### Infrastructure provision and implementation

The Local Planning Authority will support development proposals which provide or contribute towards the infrastructure and services needed to support development (including the necessary infrastructure set out in the Infrastructure Delivery Plan) to meet the needs of occupiers and users of the development and the existing community. Infrastructure provision and contribution towards services should be delivered using the following approach:

- Testing the capacity of existing infrastructure and where there is insufficient infrastructure capacity to support new development, mitigate the impacts of the development, provision should be secured and must be operational no later than the completion of the development or phase of development for which it is needed.
- Infrastructure provision or improvements should be provided on-site as an integral part of a development, wherever possible and appropriate;
- Off-site measures will require planning obligations or financial contributions, to secure the necessary provision
- Where a contribution towards other district wide infrastructure improvements or provision is needed and viable this will be achieved through the Community Infrastructure Levy Charging Schedule and Regulation 123 Infrastructure List which will be introduced as soon as possible after the adoption of this Local Plan. Until such time as a Charging Schedule is adopted contributions will be achieved through planning obligations (where they meet the statutory tests).

Any on-site provision or financial contribution required to address unacceptable impacts must meet the statutory tests for planning obligations required by Regulation 122 of the Community Infrastructure Regulations 2010.

The Local Planning Authority will support proposals by service providers for the delivery of utility infrastructure and the improvement or development of locally and regionally important infrastructure where needed to serve existing or new development required through this Plan, or to secure long term supply, subject to other relevant policies.

#### A New Secondary School

**22.0.22** The National Planning Policy Framework (NPPF) (2012) requires Local Planning Authorities to assess the quality and capacity of infrastructure (including education) and its ability to meet forecast demands; and to plan positively for the infrastructure required in the area. West Sussex County Council's review and projected education

## 22 Infrastructure provision & implementation

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need is set out in the Council's "Planning School Places" (2017), which outlines the education requirement for the Arun District. The justification for the need for a new 10FE secondary school was agreed by the County's Members.

**22.0.23** There are currently six secondary schools in the District that broadly serve the immediate area where they are located, (although it is recognised that pupils at secondary school age are prepared to travel a greater distance for education). The schools currently offer a cumulative total of 47 forms of entry (FE). The proposed housing in the District will, by the end of the plan period, produce a further 14 forms of entry.

- The Angmering School (8FE) - currently in consultation for expansion to 9FE to cater for current pupil demand limited land availability for further expansion.

- Ormiston Six Villages Academy (5FE)

- St Philip Howard Catholic High School (5FE)

- The Regis School (10FE)

- Felpham Community College (8FE)

- The Littlehampton Academy (11FE)

**22.0.24** The existing schools have capacity to cater for approximately 4FE based on current pupil projections, however it should be noted that this is subject to change and the numbers are reviewed twice a year. Whilst some of the school sites may have capacity to increase their published admission number and expand the buildings to cater for additional pupils these options may already have been explored in relation to the housing trajectory for pre 2016. It should be noted that three of the schools are academies and one is voluntary aided and therefore outside of local authority control when it comes to admissions policy.

**22.0.25** The Secondary School should be provided and delivered in the central part of the District recognising that the main need is generated to serve allocations in this area.

**22.0.26** The 10 form entry school shall be phased to enable an initial intake of pupils as agreed with the Education Authority. In the period prior to the first intake at the new Secondary School, development phasing shall take place as informed by West Sussex County Council school capacity planning to ensure that the capacity at surrounding schools is sufficient to meet the needs of the District.

### Policy INF SP2

#### **New Secondary School**

A minimum of one 6 form entry Secondary School with expansion land for a 4 form entry expansion adjacent shall be provided on a site of at least 10 hectares to serve the new growth in Arun District. The broad location of search is defined as being in the central part of the district based on the increase to the pupil population from the Strategic Sites.

The school site will be subject to the following:

- a. To ensure that any site being made available for a new secondary school will be suitable consideration should be given to the following site-specific considerations. The site should be:
  - i. Level and regular shaped.
  - ii. Capable of being supplied by utility services, including gas, water, electricity, foul and surface water discharge.
  - iii. Made accessible by all forms of transport, including sustainable modes to enable links with the strategic sites.
  - iv. Capable of being delivered both physically and in a cost effective way by being free of constraints which could prevent or delay development of the site.
  - v. Able to provide a boundary landscaping to protect and enhance the amenity of neighbouring properties.
- b. A new school shall be designed to avoid adverse impact to adjacent land uses such as but not limited to lighting and noise.
- c. All development that generates a need for secondary school places where there is an identified deficit shall make an appropriate financial contributions as identified in the Infrastructure Delivery Plan.
- d. The new school shall be delivered through a legal agreement which sets out how and when the facility will be required to be delivered to meet the education requirements of the County Council as the Local Education Authority.



### Monitoring Framework

- 23.0.1** The monitoring framework for the Local Plan is set out as a Technical Appendix : Monitoring Framework Appendix. It focuses on measuring the effectiveness and implementation of Local Plan policies. The framework identifies indicators for the Plan to be measured against to illustrate whether the strategic objectives of the Local Plan are being delivered and in the event that they are not, which appropriate measures shall be undertaken to address those matters.
- 23.0.2** The monitoring framework is intended to deliver flexibility within the Local Plan and enable a change in approach in development management to be made in response to changing circumstances in the Local Planning Authority District.
- 23.0.3** Monitoring of the Local Plan will primarily be achieved through the collection of information about the effectiveness of key Local Plan policies. Information on the effectiveness of key Local Plan policies can be used to identify when a change in the approach to development management decision making is necessary to ensure that the objectives underpinning planning policies are achieved.
- 23.0.4** Key monitoring indicators have been selected to:
- provide information about whether policy outcomes identified in Local Plan policies that are key to the delivery of strategic objectives are being achieved
  - track trends in land use and development and other factors that may be influenced by Local Plan policies
  - identify and record the deliverables derived from the implementation of Local Plan policies
  - track progress in planning policy development
- 23.0.5** Decisions made as part of the development management process on planning applications submitted will be monitored. Information on decisions taken contrary to planning policy will be captured and analysed.
- 23.0.6** It is through decision making as part of the development management process that planning policies are implemented.
- 23.0.7** Monitoring of development management decision making will provide information which will enable an assessment to be made as to whether Local Plan policies are effective and whether the strategic objectives of the Local Plan are being delivered.
- 23.0.8** The Sustainability Appraisal of the Local Plan also provides for monitoring of the significant environmental effects of implementing the Local Plan. The Council's monitoring reports will incorporate any significant environmental effects identified through Sustainability Appraisal monitoring.

## 23 Monitoring

- 23.0.9** With regard to the preparation of Neighbourhood Development Plans, the onus shall be on those preparing such plans to devise and publish a policy monitoring framework. Appropriate Neighbourhood Development Plan policies for this Council to monitor will be considered during the general conformity check of the Neighbourhood Development Plan against the Local Plan.

### Monitoring Reports

- 23.0.10** Key monitoring indicator data will be reported at least annually in the Council's Authority Monitoring Reports (AMR). The Council's AMRs will report on both the significant effects of and the effectiveness of planning policies in a specified period, on any action required to secure the implementation of policies and on trends over previous years of the Local Plan period. Supplementary information that can help give an indication as to whether Local Plan policies are effective in delivering strategic objectives will also be made available. The AMRs will also provide information on the development of planning policy and the evidence base underpinning planning policy. Furthermore, the AMRs will enable the identification of any shortfalls or unintended consequences or inconsistencies with national policy which may require an update of the Plan itself.
- 23.0.11** Key indicators for monitoring purposes are set out at the end of each section of this Local Plan. For policies where a key monitoring indicator is not proposed, monitoring of development management decision making will provide information on whether these policies are being implemented. This approach followed in the Technical Appendix: Monitoring Framework Appendix. The information to complete the AMRs will come from a variety of sources and will require the active support of partner organisations, as part of the duty to co-operate.
- 23.0.12** Local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing and are encouraged to report as frequently as possible on planning matters to communities. This is important to enable communities and interested parties to be aware of progress. Local planning authorities can also use the Authority Monitoring Report to provide up-to-date information on the implementation of any neighbourhood plans that have been made, and to determine whether there is a need to undertake a partial or full review of the Local Plan.
- 23.0.13** The framework is set out of series of tables, organised according to the Chapters of the Local Plan. It references the relevant strategic objectives, outcomes expected, sustainability objectives, and the policies (both strategic and development management). For each policy there is a reference to the targets or direction intended by the policy, indicators and data sources (by organisation and dataset where relevant).

Sustainable Development, Settlement Structure & Green Infrastructure			
<b>Spatial Objectives: To protect and enhance Arun's outstanding landscape, coastline and historic built environment so reinforcing local character and identity. To plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity.</b>			
<p>Outcomes:</p> <ul style="list-style-type: none"> <li>• Protection of the countryside as an important resource in its own right.</li> <li>• To meet the aim of sustainability by locating development in areas with existing services, infrastructure and facilities.</li> <li>• To protect and enhance the District's Green Infrastructure Network</li> <li>• To protect the settlement structure of the District and to protect the undeveloped coastline.</li> <li>• To conserve and enhance the landscape character of the District and its contribution to sense of place and enjoyment by both residents and visitors.</li> <li>• To protect the setting of historic Arundel which is of national and local importance</li> </ul>			
Policy	Target/Direction	Indicator	Source
SD SP1	Contribute to sustainable development as defined in NPPF, increase in employment density in the District. Approve planning applications that increase employment density and which accord with the policies in this Local Plan	Development Management monitoring. Planning commitments and completions data: Business Floorspace/Dwellings.  Employment Density in Arun District	ADC/WSCC:  Annual Completions Data.  ONS/Arun Housing Market Assessment
SD SP1a	Strategic policy to deliver development	As this is an overall strategic policy all other indicators for policies will be used	All sources
SD SP2	Built up area boundaries held/not reduced.  Locating development in areas with existing	Development Management: Planning permission achieved as an exception to SD SP2 by ADC and on appeal to SoS. Number, Scale, Location	ADC/WSCC:  Annual completions data by brownfield/greenfield/outside built up area.



## 23 Monitoring

	services, infrastructure and facilities.	How many permissions/refusals based on this policy - How many appeals have been granted against this policy  Neighbourhood Plans: changes agreed/area lost.	ADC Development Management records  ADC/Parish Planning Groups.
C SP1	No loss of countryside value through inappropriate development.	As per SD SP2	ADC/WSCC  Annual completions data by brownfield/greenfield/outside built up area.
GI SP1	No loss of existing Green Infrastructure/ Additions in quantity/quality of Green Infrastructure.	As per SD SP2.  Planning obligations/Section 106/CIL: Enhancement schemes agreed through development permissions and investment.  Baseline: Green Infrastructure Study 2012.	ADC/WSCC  Countryside, Health and Well Being Partners
SD SP3	Retain settlement structure and protect the undeveloped coastline	As per SD SP2  Neighbourhood Plans: changes agreed/area lost.  Baseline: Green Infrastructure Study 2012.	ADC/WSCC  ADC/Parish Planning Groups
LAN DM1	Landscape character maintained.	As per SD SP2	ADC/WSCC  ADC/SDNP

		Baseline: SDNP Landscape Character Assessments. ADC/partner Landscape Assessments	
LAN DM2	Setting of Arundel maintained	As per SD SP2  Outside that defined in LAN DM2	ADC/WSCC

**Table 23.1**

Chapter: Prosperous Place
Employment Land Provision, Retail, Tourism, Soils, horticultural and equine developments.
<p><b>Spatial Objectives:</b></p> <ul style="list-style-type: none"> <li>Strengthen Arun's economic base and provide local job opportunities by increasing, diversifying and improving the quality of employment within the District through the provision of appropriate employment sites, quality affordable accommodation and the development of business support and partnerships.</li> <li>Create vibrant, attractive, safe and accessible towns and villages that build upon their unique characters to provide a wide range of uses and which are a focus for quality shopping, entertainment, leisure, tourism and cultural activities.</li> <li>To plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity.</li> <li>To protect and enhance Arun's outstanding landscape, coastline and historic built environment so reinforcing local character and identity.</li> <li>To reduce the need to travel and promote sustainable forms of transport.</li> <li>Promote strong, well-integrated and cohesive communities, through the promotion of healthy lifestyles, provision of good quality accessible community facilities and a safe environment, which delivers an enhanced quality of life to all. This includes meeting the needs of a growing elderly population</li> </ul>
<p><b>Outcomes:</b></p> <ul style="list-style-type: none"> <li>A more self-contained labour market</li> <li>To achieve a prosperous economy</li> <li>Delivery of sites</li> <li>Rebalancing of labour market</li> <li>Reduction in out-commuting</li> <li>Safeguarded employment, harbour and residential properties ( Littlehampton Harbour)</li> <li>Improved communications</li> </ul>

## 23 Monitoring

<ul style="list-style-type: none"> <li>• Attraction, retention and improvement of retail centres</li> <li>• Promotion of economic growth and safeguarded environments</li> <li>• Attraction, retention and improvement of visitor attractions, facilities and accommodation</li> <li>• Security of growing food</li> <li>• To support the horticultural industry in Arun</li> <li>• To ensure the development of new garden centres is in the right place, to protect the viability of existing retailing and in the interests of the character of the rural areas</li> <li>• To maintain environmental quality and the character of the countryside</li> <li>• To support and diversify the rural economy</li> </ul>			
Policy	Target/Direction	Indicator	Source
EMP SP1	<p>A more self-contained labour market in Arun:</p> <p>Adequate land to meet identified needs</p> <p>New employment floorspace delivered</p> <p>Growth in businesses</p> <p>Growth in local employment</p> <p>Key sector growth</p> <p>Growth in self-employment/home working</p>	<p>Completions on land allocated/committed for business development on Strategic Employment Sites</p> <p>New employment floorspace committed by type</p> <p>Floorspace/Land lost to commercial sector. Number, Scale, Type, Location.</p> <p>Business : growth by unit and sector</p> <p>Employment: growth by unit and sector</p> <p>Self-employed/home working: growth</p> <p>Change in employment density/worklessness</p> <p>Economic Growth: GVA measure</p> <p>Approvals/refusals of planning applications using made Neighbourhood Plan employment policies</p>	<p>WSSC/ADC</p> <p>Commercial floorspace completions, under construction, with planning permission.</p> <p>ONS/WSSC/C2C LEP</p>

EMP 2	Delivery of economic growth areas	As above but specific elements as set out in the policy for the regeneration areas of Littlehampton and Bognor Regis	WSSC/ADC  Commercial floorspace completions, under construction, with planning permission.  ONS/WSSC/C2C LEP
EMP SP23	Delivery of strategic employment sites against trajectory.	Completions on land allocated/committed for business development on Strategic Employment Sites	WSSC/ADC  Commercial floorspace completions, under construction, with planning permission.
EMP SP3	Delivery of strategic employment land allocations		
EMP DM1	Existing employment sites protected/enhanced.  Rural Economy sustained.  Growth in businesses  Local firms retained.  Market attractiveness improved.	Commercial ("A & B") site losses to other uses. Number, Scale, Location  New floorspace approved outside built up area boundary by type/use  Business : Change by unit and sector  Recorded losses/retentions  New investment recorded/vacancies  Approvals/refusals of planning applications using made Neighbourhood Plan employment policies	WSSC/ADC monitoring.  Commercial floorspace completions, under construction, with planning permission.  ONS/ADC/C2C  ONS/ADC/C2C  ADC/C2C

## 23 Monitoring

EMP DM2	Progress in delivery of strategic employment sites against trajectory  Reduce out-commuting	Completions on land allocated/committed for business development on Strategic Employment Sites	WSCC/ADC monitoring  Commercial floorspace completions, under construction, with planning permission.  ONS - Distance travelled to work
EMP DM3	Regeneration of Littlehampton Harbour	Littlehampton Economic Growth Area including West Bank Action Plan adopted. Investment package (incorporating flood defence) delivered. Business/Employment generation.	ADC/Partners
EMP DM4	Knowledge/Cultural based sector growth achieved.	Business/Employment growth in knowledge/cultural based sector	ONS/ADC/C2C/University of Chichester.
SKILLS SP1	Quality/Quantity of Arun Workforce Skills enhanced.	Change in Quality/Quantity of Arun Workforce skills.  Strategic Housing/Employment sites: Number/Value/Output of Skills Agreements.  Reduction in worklessness  Childcare: number and proximity to employment areas.	ONS/WSCC  ADC Development Management Records/C2C LEP  ONS/WSCC  WSCC
TEL SP1	100% high quality communications, including superfast broadband achieved across Arun District.	Communications infrastructure/superfast broadband penetration across Arun District.	OFCOM/C2C LEP  ADC Development Management records

		Development Management: Positive/Negative outcomes for TEL SP1 in regard to new development.	
TEL DM1	Diversified and secured drivers of prosperity	Development Management: Planning permission achieved as an exception to TEL DM1 by ADC and on appeal to SoS. Number, Scale, Location	ADC Development Management records
RET SP1	Retail Hierarchy maintained and vitality improved.	<p>Development Management: New retail floorspace permitted. Balance between out of town and that within the hierarchy of centres.</p> <p>Floorspace/Land lost to retail sector. Number, Scale, Type, Location.</p> <p>Percentage of retail &amp; leisure development within town centres.</p> <p>Vacancies levels</p> <p>Regeneration programme progress.</p>	<p>WSSC/ADC</p> <p>Commercial floorspace completions, under construction, with planning permission.</p> <p>ADC/Partners</p>
RET DM1	Attraction, retention and improvement of retail centres and safeguarding of existing centres	Development Management: Planning permission achieved as an exception to RET DM1 by ADC and on appeal to SoS. Number, Scale, Location	<p>WSSC/ADC</p> <p>Commercial floorspace completions, under construction, with planning permission.</p> <p>ADC Development Management records</p>

## 23 Monitoring

TOU SP1	Attract, retain, and improve visitor attractions, facilities & accommodation.	<p>New floorspace/change of use to provide tourism/visitor facilities. Number, Scale, Type, Location.</p> <p>Tourism sector value to local economy: GVA, Jobs, Businesses</p>	<p>WSSC/ADC</p> <p>Commercial floorspace completions, under construction, with planning permission.</p> <p>ADC/C2C LEP/Partners</p>
TOU DM1	Attract, retain, and improve visitor attractions, facilities & accommodation.	<p>New floorspace/change of use to provide tourism/visitor facilities. Number, Scale, Type, Location.</p> <p>Development Management: Planning permission achieved as an exception to TOU DM1 by ADC and on appeal to SoS. Number, Scale, Location</p>	<p>WSSC/ADC</p> <p>Commercial floorspace completions, under construction, with planning permission</p> <p>ADC Development Management records</p>
SO DM1	Security of growing food.	<p>Development Management: Planning permission achieved as an exception to SO DM1 ADC and on appeal to SoS. Number, Scale, Location</p> <p>Change in agricultural land: Scale/Quality indices</p>	<p>WSSC/ADC</p> <p>Commercial floorspace completions, under construction, with planning permission</p> <p>ADC Development Management records</p> <p>DEFRA</p>
HOR DM1	Local Horticulture Industry Supported.	New floorspace/change of use/ to enable success of local horticulture sector. Number, Scale, Type, Location.	<p>WSSC/ADC</p> <p>Commercial floorspace completions, under construction, with planning permission</p>

		<p>Floorspace/Land lost to horticulture sector. Number, Scale, Type, Location.</p> <p>Development Management: Planning permission achieved as an exception to HOR DM1 by ADC and on appeal to SoS. Number, Scale, Location</p> <p>Business/Employment growth in horticulture sector</p>	<p>ADC Development Management records</p> <p>ADC/WSCC/C2C LEP/Horticulture Industry/Partners</p>
RET DM2	New garden centres are in the right place, protect existing retailing viability and the character of the rural areas	<p>New floorspace/change of use/ for garden centre .Number, Scale, Type, Location.</p> <p>Development Management: Planning permission achieved as an exception to RET DM2 by ADC and on appeal to SoS. Number, Scale, Location</p>	<p>WSCC/ADC</p> <p>Commercial floorspace completions, under construction, with planning permission ADC</p> <p>ADC Development Management records</p>
EQU DM1	Maintain environmental quality and the character of the countryside. Support and diversify the rural economy	<p>New floorspace/change of use/ to equine uses. Number, Scale, Type, Location.</p> <p>Development Management: Planning permission achieved as an exception to EQU DM1 by ADC and on appeal to SoS. Number, Scale, Location</p>	<p>WSCC/ADC</p> <p>Commercial floorspace completions, under construction, with planning permission</p> <p>ADC Development Management records</p>

**Table 23.2**



## 23 Monitoring

Chapter: Living Place
Housing Delivery, Design, Health, Recreation & Leisure
<p>Spatial Objectives:</p> <ul style="list-style-type: none"><li>• Plan and deliver a range of housing mix and types in locations with good access to employment, services and facilities to meet the District's housing requirements and the needs of Arun's residents and communities both urban and rural, ensuring that issues of affordability and the provision of appropriate levels of affordable housing are addressed while supporting the creation of integrated communities</li><li>• To plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity.</li><li>• To create vibrant, attractive, safe and accessible towns and villages that build upon their unique characters to provide a wide range of uses and which are a focus for quality shopping, entertainment, leisure, tourism and cultural activities.</li><li>• To plan and deliver a range of housing mix and types in locations with good access to employment, services and facilities to meet the District's housing requirements and the needs of Arun's residents and communities both urban and rural, ensuring that issues of affordability and the provision of appropriate levels of affordable housing are addressed while supporting the creation of integrated communities</li><li>• Promote strong, well-integrated and cohesive communities, through the promotion of healthy lifestyles, provision of good quality accessible community facilities and a safe environment, which delivers an enhanced quality of life to all. This includes meeting the needs of a growing elderly population</li></ul>
<p>Outcomes:</p> <p>Housing</p> <ul style="list-style-type: none"><li>• To facilitate the provision of sufficient housing in Arun and to ensure a continuous five year housing supply</li><li>• To provide an appropriate housing mix in all developments to cater for a variety of housing needs</li><li>• To meet the needs of the District for affordable housing</li><li>• To meet the housing needs of the District</li><li>• To avoid concentrations of houses in multiple occupation</li><li>• To provide for the needs of the elderly throughout the District</li><li>• To provide for adequate Traveller accommodation at appropriate locations throughout the District</li><li>• To allow for the appropriate provision of dwellings for those engaged in agricultural and forestry activities, whilst also ensuring the protection of the countryside.</li><li>• To provide adequate accommodation for seasonal workers</li></ul> <p>Design</p>

- Design: Inclusive Places, Attractive Places and Buildings, Legible Places, Original and Innovative Design, Locally distinctive sustainable development
- Form/Design Quality: Safer Places, Inclusive Places, Accessible and Pedestrian/Cycle Friendly Places, Green Spaces for the Public and Conservation, Attractive Places and Buildings, Legible Places, Original and Innovative Design, Adaptable Places and Buildings
- Space Standards: Adequate internal space, Adequate internal storage, To provide adequate external private space for all residential development
- Attractive Places and Buildings
- Ensuring developments are designed to incorporate climate change adaptation measures
- Ensure development is designed to promote energy efficiency
- Ensure development in the District contributes to a reduction in greenhouse gas emissions
- Ensure a proportion of energy generated in the District is generated from renewable and low carbon sources
- Ensure renewable energy proposals are appropriately designed and located to minimise adverse environmental, social and economic impacts

### Health Recreation & Leisure

- To improve the health and wellbeing of Arun's residents
- To meet the needs of the District for recreation, leisure and cultural facilities
- To provide for a more self-sufficient community
- To promote well-being

Policy	Target/Direction	Indicator	Source
H SP1	<p>To deliver sufficient housing in Arun and a continuous five year housing supply.</p> <p>Reference point: The Housing Trajectory Technical Appendix to the Local Plan.</p> <p>Enabling infrastructure, community facilities and green infrastructure delivered alongside housing development. To deliver sufficient housing in Arun and a</p>	<p>Net additional new dwellings in Arun. Monitored in relation to the housing trajectory in the Technical Appendix to the Local Plan.</p> <p>Development Management: Adoption of negotiated agreements, Section 106 and CIL items delivered.</p>	<p>ADC/WSCC:</p> <p>Annual Completions Data.</p> <p>ADC Development Management records</p>

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	<p>continuous five year housing supply. Progress in delivery from:</p> <ul style="list-style-type: none"> <li>• existing commitments</li> <li>• strategic allocations</li> <li>• area action plans and site specific development documents</li> <li>• neighbourhood plans</li> </ul> <p>Reference point: The Housing Trajectory Technical Appendix to the Local Plan.</p>	<p>Net additional new dwellings in Arun. Monitored in relation to the trajectory in the Technical Appendix to the Local Plan.</p>	
H SP2	To deliver development on strategic housing sites to a high standard including the delivery of key pieces of infrastructure	Development Management: Planning permission achieved as an exception to D SP1 by ADC and on appeal to SoS. Number. Scale. Location.	ADC Development Management records
H SP2a	To deliver the strategic housing sites around the Greater Bognor Regis Urban area	Delivery of the housing and required infrastructure and facilities as set out in the policy	ADC Development Management records
H SP2b	To deliver the strategic housing sites around the Greater Littlehampton Urban area	Delivery of the housing and required infrastructure and facilities as set out in the policy	ADC Development Management records
H SP2c	To deliver the strategic housing sites around the inland Arun area	Delivery of the housing and required infrastructure and facilities as set out in the policy	ADC Development Management records

H DM1	An appropriate housing mix in all developments to cater for a variety of housing needs	Net additional dwellings by number of bedrooms. Net additional dwellings by tenure.	ADC/WSCC  Strategic Housing Market updates.
H SP2	The affordable housings needs of the District are met.	Net additional dwellings: Number and percentage of new affordable dwellings delivered in total. Monitored in relation to the housing trajectory in the Technical Appendix to the Local Plan	ADC/WSCC/SHMA/Objectively Assessed Housing Needs Studies.
H SP3	Rural/Exception Sites: to meet the housing needs of the district.	Net additional new dwellings in Arun. Monitored in relation to the housing trajectory in the Technical Appendix to the Local Plan.	ADC/WSCC/SHMA/Objectively Assessed Housing Needs Studies.
H SP4	Manage proposals for , and avoid the concentrations of houses in multiple occupation	Development Management: Planning permission achieved as an exception to H SP4 by ADC and on appeal to SoS. Number, Scale, Location	ADC/WSCC/SHMA/Objectively Assessed Housing Needs Studies.  ADC Development Management records
H DM2	Provide for the needs of the elderly throughout the District	Net additional new dwellings in Arun. Development Management: Planning permission achieved as an exception to H DM2 by ADC and on appeal to SoS. Number, Scale, Location	ADC/WSCC/SHMA/Objectively Assessed Housing Needs Studies.  ADC Development Management records

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H SP5	Provide for adequate Traveller accommodation at appropriate locations throughout the District. Reference Table 12.2 in the Local Plan.	Allocation of sites (number of pitches) following needs assessment. Permissions granted for adequate sites (pitches). Losses: Change of use/redevelopment of existing permanent authorised sites.	ADC/WSCC/SHMA/Objectively Assessed Housing Needs Studies.  ADC Development Management records
H DM3	Appropriate provision of dwellings for those engaged in agricultural and forestry activities, whilst also ensuring the protection of the countryside. To provide adequate accommodation for seasonal workers	Net additional new dwellings in Arun. Permissions granted for dwellings as accommodation that meet criteria of H DM3.  Development Management: Planning permission achieved as an exception to H DM3 by ADC and on appeal to SoS. Number, Scale, Location. Cross reference to H SP3	ADC/WSCC/SHMA/Objectively Assessed Housing Needs Studies.  ADC Development Management records
D SP1	To deliver: a) Inclusive Places, Attractive Places and Buildings, Legible Places, Original and Innovative Design  b) Locally distinctive sustainable development	Development Management: Planning permission achieved as an exception to D SP1 by ADC and on appeal to SoS. Number. Scale. Location.	ADC Development Management records
D DM1	To deliver: <ul style="list-style-type: none"> <li>• Safer Places</li> <li>• Inclusive Places</li> </ul>	As for D SP1	ADC Development Management records

	<ul style="list-style-type: none"> <li>• Accessible and Pedestrian/Cycle Friendly Places</li> <li>• Green Spaces for the Public and Conservation</li> <li>• Attractive Places and Buildings</li> <li>• Legible Places</li> <li>• Original and Innovative Design</li> <li>• Adaptable Places and Buildings</li> </ul>		
D DM2	Adequate internal space and storage	As for D SP1	ADC Development Management records
D DM3	To deliver standards defined in table to D DM2.	As for D SP1  Planning applications that use the WSCC guidance on parking provision successfully.	ADC Development Management records.
D DM4	To deliver: Attractive Places and Buildings	As for D SP1	ADC Development Management records
ECC SP1	To deliver climate change adaption measures in developments/buildings.	<p>Number of schemes incorporating climate change adaption measures. Number. Scale. Location.</p> <p>Development Management: Planning permission achieved as an exception to ECC SP1 by ADC and on appeal to SoS. Number. Scale. Location.</p>	ADC Development Management records

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ECC SP2	To deliver energy efficiency, reduce greenhouse emissions and promote renewable energy sources in developments/buildings	Renewable energy developments. Number, Scale, Location. Smart Travel schemes in place.  Development Management: Planning permission achieved as an exception to ECC SP2 by ADC and on appeal to SoS.	ADC Development Management records.  OFGEM
ECC DM1	Renewable energy proposals are appropriately designed and located to minimise adverse environmental, social and economic impacts	Renewable energy developments. Number, Scale, Location.  Development Management: Planning permission achieved as an exception to ECC DM1 by ADC and on appeal to SoS.	ADC Development Management records
HWB SP1	To improve the health and wellbeing of Arun's residents	Health, recreation, leisure infrastructure and green infrastructure delivered.  Wellbeing indices.  POS/LEAP/NEAP delivered	ADC/Well Being Partners  ADC Development Management records
OSR DM1	To improve the health and wellbeing of Arun's residents: open space, sport & recreation.	Health, recreation, leisure infrastructure and green infrastructure delivered/maintained.	ADC/ Well Being Partners  ADC Development Management records

		POS/LEAP/NEAP delivered	
		Development Management: Planning permission achieved as an exception to OSRDM1 by ADC and on appeal to SoS.	
OSR SP1	To improve the health and wellbeing of Arun's residents: allotments	Gain/Losses of allotments.	ADC/Parish Councils/Wellbeing partners.

**Table 23.3**

Chapter: Connected Place
Transport, Sustainable Travel & Public Rights of Way, Safeguarding of the main road network, Parking
<p>Spatial Objectives:</p> <ul style="list-style-type: none"> <li>• Reduce the need to travel and promote sustainable forms of transport."</li> <li>• Plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity".</li> <li>• Create vibrant, attractive, safe and accessible towns and villages that build upon their unique characters to provide a wide range of uses and which are a focus for quality shopping, entertainment, leisure, tourism and cultural activities."</li> <li>• Promote strong, well-integrated and cohesive communities, through the promotion of healthy lifestyles, provision of good quality accessible community facilities and a safe environment, which delivers an enhanced quality of life to all. This includes meeting the needs of a growing elderly population."</li> <li>• Strengthen Arun's economic base and provide local job opportunities by increasing, diversifying and improving the quality of employment within the District through the provision of appropriate employment sites, better infrastructure, including road and rail access, quality affordable accommodation and the development of business support and partnerships.</li> </ul>
<p>Outcomes:</p> <ul style="list-style-type: none"> <li>• To promote sustainable transport</li> <li>• To promote the efficient use of the existing transport network and reduce congestion on highway</li> <li>• To promote the use of low-carbon energy</li> <li>• To promote healthy lifestyles and reduce social isolation</li> </ul>



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<ul style="list-style-type: none"> <li>• Ensure development enables access to sustainable modes of transport for all members of the community</li> <li>• To enhance biodiversity and recreational access in the District</li> <li>• Ensure strategic transport routes are safeguarded from development</li> </ul>			
Policy	Target/Direction	Indicator	Source
T SP1	Reduced use of the car. Efficient use of the existing transport network and reduction in congestion on highway. Minimise demands on the transport network and improve quality of access. Wellbeing improved.	Trends in the proportions of each travel mode. Change/trends, Measures of congestion across the road network, Cycle route lengths, Strategic Road Investment. Travel Plans for major developments. Improvements to network achieved secured from planning permissions.	ADC/WSCC/Transport/Well Being partners.  ADC planning obligations data.
T DM1	Reduced use of the car. Development enables access to sustainable modes of transport for all members of the community	Trends in the proportions of each travel mode. Congestion, Cycle route lengths, Smart Travel Plans adopted.  Improvements to network achieved secured from planning permissions.	ADC/WSCC  ADC planning obligations data.
T SP2	Create the Littlehampton – Arundel Green Link.	Littlehampton – Arundel Green Link. Scheme Progress  Improvements to network secured from planning permissions.	ADC/EA/NE/SDNP/  ADC planning obligations data.

		Developer contributions and capital funding in combination with the Local Sustainable Transport Fund	
T SP3	Strategic transport routes are safeguarded from development. Provide necessary and timely infrastructure for developments and deliver schemes of District wide value.	Strategic Road Investment/ Trends in the proportions of each travel mode. Measures of congestion across the road network. Infrastructure provided on site for development, or site specific financial contributions received and spent.	ADC/WSCC/Highways Agency.  ADC planning obligations monitoring.
T DM2	District wide car park strategy defined. Parking standards met in new/regeneration development schemes.  Development that uses the WSCC guidance on parking provision successfully.	Car park strategy – programme delivery.  Infrastructure provided on site for development, or site specific financial contributions received and spent.	ADC/WSCC/  ADC planning obligations monitoring.

**Table 23.4**

Chapter: Protected Place.
Building Conservation & Archaeological Heritage, Natural Environment, Water, Natural Resources and Minerals Safeguarding, Waste Management, Quality of the Environment.
<p>Spatial Objectives:</p> <p>Protect and enhance Arun's outstanding landscape, coastline, historic, built and archaeological environment thereby reinforcing local character and identity.</p>

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To plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity.

Promote strong, well-integrated and cohesive communities, through the promotion of healthy lifestyles, provision of good quality accessible community facilities and a safe environment, which delivers an enhanced quality of life to all. This includes meeting the needs of a growing elderly population.

### Outcomes

#### Conservation & Archaeological Heritage

- To reduce the number of heritage assets on the 'Heritage at Risk Register
- Preserve and enhance the Listed Buildings within the District in accordance with the Planning (Listed Building and Conservation Areas) Act 1990
- Recognition of the many non-Statutorily Listed properties in the District that enhance the locality
- Protection and enhancement of the District's Conservation Areas
- To protect those areas which are important for their character and the contribution they make to the local environment
- To conserve and enhance the route of the former Portsmouth and Arundel canal
- To preserve Arun's archaeological heritage

#### Natural Environment:

- To promote the conservation and enhancement of biodiversity and the natural environment
- To enhance the site's nature conservation interest and to secure any compensatory or mitigation measures and appropriate management that may be required
- Pagham Harbour: In the interests of protecting and enhancing the integrity of Natura 2000 sites
- In order to increase the levels of biodiversity throughout the District
- To prevent the loss of trees and woodland to development in order to preserve this important amenity contribution to the District

#### Water:

- To protect and enhance the water quality in the District
- To reduce the risk of surface water flooding
- Protecting Arun District against the impacts of flooding
- Enhanced water quality
- Enhanced landscaping and natural environment
- To protect Arun's coastline

#### Natural Resources and Mineral Safeguarding

- To ensure development in the District does not result in the loss of economically viable minerals reserves
- To ensure primary material is used efficiently

### Waste Management

- To ensure development in Arun is safeguarded from the impacts of existing waste facilities
- To ensure development uses resources efficiently and achieves high levels of recycling

### Quality of the environment

- To enhance the quality of the District's environment
- To protect residents from noise
- To protect existing industrial and commercial uses from noise sensitive uses which may prohibit continuation of use
- To protect the District's tranquillity
- To protect residents from light pollution
- To protect the dark skies across the District and of the South Downs National Park
- To protect the District's tranquillity
- To minimise the impact of light pollution upon the skies across the District including those which would affect the area of the South Downs National Park.
- To protect air quality in the District
- To make best use of previously used land
- To enhance biodiversity within the District

Policy	Target/Direction	Indicator	Source
HER SP1	Reduction in number of buildings on Heritage at Risk Register	<p>Number of permissions refused on heritage impact grounds.</p> <p>Planning permission achieved as an exception to HER SP1 by ADC and on appeal to SoS.</p> <p>Progress on Heritage at Risk Register</p>	<p>ADC Development Management records</p> <p>ADC and EH Heritage at Risk Register</p>
HER DM1	Preserve and enhance Listed Buildings	<p>Number of permissions refused on heritage impact grounds.</p> <p>Planning permission achieved as an exception to HER DM1 by ADC and on appeal to SoS.</p> <p>Reduction in number of buildings at risk.</p>	ADC Development Management records

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HER DM2	Locally Listed Buildings/Structures of character: Heritage Assets retained, improved, enhanced. Register kept up to date.	<p>Number of permissions refused on heritage impact grounds.</p> <p>Planning permission achieved as an exception to HER DM2 by ADC and on appeal to SoS.</p> <p>Reduction in number of buildings at risk.</p>	ADC Development Management records
HER DM3	Number of Conservation Areas retained and/or enhanced.	<p>Number of permissions refused on heritage impact grounds.</p> <p>Planning permission achieved as an exception to HER DM3 by ADC and on appeal to SoS.</p> <p>Proportion of conservation areas with up to date appraisals.</p> <p>Proportion of conservation areas with Management Assessment Plans.</p>	ADC Development Management records
HER DM4	Areas of Special Character: Heritage Assets retained, improved, enhanced	<p>Number of permissions refused on heritage impact grounds.</p> <p>Planning permission achieved as an exception to HER DM4 by ADC and on appeal to SoS.</p>	ADC Development Management records
HER DM5	Portsmouth and Arundel Canal: Heritage Assets retained, improved, enhanced	<p>Number of permissions refused on heritage impact grounds.</p> <p>Planning permission achieved as an exception to HER DM5 by ADC and on appeal to SoS.</p>	ADC Development Management records
HER DM6	Sites of Archaeological Interest: Heritage Assets retained, improved, enhanced	<p>Number of permissions refused on heritage impact grounds.</p> <p>Planning permission achieved as an exception to HER DM6 by ADC and on appeal to SoS.</p>	ADC Development Management records

ENV SP1	No loss in areas of biodiversity/geological importance. Improved biodiversity.	<p>Extent of areas of biodiversity importance.</p> <p>Conditions of Designated and non designated sites</p> <p>Management status of SINC.s.</p> <p>Extent of BAP priority habitats.</p> <p>Trends for BAP species.</p> <p>Pagham Harbour: area protected/enhanced/management scheme progress.</p> <p>Arun Valley SPA: area protected/enhanced/management scheme progress.</p> <p>Number of permissions refused on biodiversity/natural environment impact grounds.</p> <p>Planning permission achieved as an exception to ENV SP1 by ADC and on appeal to SoS.</p>	<p>ADC/Natural England/Local Partners.</p> <p>ADC Development Management records</p>
ENV DM1	Enhance SNCIs and secure compensatory and mitigation measures, with appropriate management to enhance biodiversity and environment	<p>As for ENV SP1.</p> <p>Mitigation measures/improvements secured through planning obligations/investment.</p>	ADC/Natural England/Local Partners.
ENV DM2	Pagham Harbour: Protect/Enhance Natura 2000 sites.	<p>As for ENV SP1.</p> <p>Mitigation measures/improvements secured through planning obligations/investment</p>	<p>ADC Development Management records</p> <p>ADC/Natural England/Local Partners.</p>

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ENV DM3	Biodiversity Opportunity Areas: No loss in areas of biodiversity/geological importance. Improved biodiversity.	As for ENV SP1  Mitigation measures/improvements secured through planning obligations/investment	ADC Development Management records  ADC/Natural England/Local Partners.
ENV DM4	Trees/Woodlands: Prevent loss local amenity/character	Number of permissions refused on tree/woodland protection grounds.  Planning permission achieved as an exception to ENV DM4 by ADC and on appeal to SoS.  Mitigation measures/improvements secured through planning obligations/investment	ADC Development Management records
ENV DM5	No loss in areas of biodiversity/geological importance. Improved biodiversity.	Number of permissions refused on biodiversity/natural environment impact grounds.  Planning permission achieved as an exception to ENV DM5 by ADC and on appeal to SoS.  Mitigation measures/improvements secured through planning obligations/investment	ADC Development Management records  ADC/Natural England.
W SP1	Maintain/Enhance water quality, improve water efficiency and reduce flooding risk.	Number of planning applications objected to by the Environment Agency due to the impact on water quality/flood risk.  Water companies WRMP progress/efficiency measures achieved in new developments.  Planning permission achieved as an exception to ENV W SP1 by ADC and on appeal to SoS.  Mitigation measures/improvements secured through planning obligations/investment	ADC/WSCC/Environment Agency/Water companies.  ADC Development Management records

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W DM1	Maintain/Enhance water quality, improve water efficiency and reduce flooding risk.  Effective measures adopted in the Lidsey Wastewater Treatment Works Catchment Area.	As for W SP1	ADC/WSCC/Environment Agency/Water companies.  ADC Development Management records
W DM2	Reduce flooding risk	As for W SP1  Plans and strategies reviewed/updated/targets met:  Surface Water Management  Catchment Flood Management  Flood Defence Plans  Lower Tidal River Arun Strategy  SFRA: assessment reports	ADC/WSCC/Environment Agency  ADC Development Management records
W DM3	Deliver Sustainable Urban Drainage Systems.	As for W SP1  Number/Scale/Impact SUDS schemes delivered	ADC/WSCC/Environment Agency/Natural England  ADC Development Management records
W DM4	Arun coastline protected/managed	As for W SP1  Coastal Protection/Management Plan: assessment reports.	ADC/Environment Agency/Natural England/WSCC
NR DM1	No loss of economically viable mineral reserves. Efficient use of secondary/recycled materials in new development.	Planning permission achieved as an exception to NR DM1 by ADC and on appeal to SoS.  Mitigation measures/improvements secured through planning obligations/investment	ADC Development Management records  ADC/WSCC



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WM DM1	<p>No impact on waste/landfill sites at Ford and Climping (West Sussex Waste Plan).</p> <p>Site Waste Management Plans agreed on all sites where they are required.</p> <p>New development facilitates sustainable waste management.</p>	<p>Number of planning applications objected to by the Waste Management Authority.</p> <p>Planning permission achieved as an exception to WM DM1 by ADC and on appeal to SoS.</p> <p>Mitigation measures/improvements secured through planning obligations/investment</p>	<p>ADC Development Management records</p> <p>ADC/WSCC</p>
QE SP1	<p>Positive improvement in environmental quality. Reduce negative impact of development upon residents and visitors. Maintain value of existing uses, notably business, by deterring incompatible new uses as neighbouring development.</p>	<p>Number of planning applications refused with this policy.</p> <p>Planning permission achieved as an exception to QE SP1 by ADC and on appeal to SoS.</p> <p>Mitigation measures/improvements secured through planning obligations/investment</p>	ADC Development Management records
QE DM1	<p>Noise: District tranquillity maintained/improved. Resident and businesses protected from negative impacts of new development.</p>	<p>Number of planning applications that require formal noise assessments and mitigation measures.</p> <p>Then: as for QE SP1</p>	ADC Development Management records
QE DM2	<p>Light pollution: District tranquillity maintained/improved. Resident and businesses protected from negative impacts of new development.</p>	<p>Change in Dark Sky index for Arun District and SDNP</p> <p>Then: as for QE SP1</p>	<p>ADC/SDNP</p> <p>ADC Development Management records</p>

	Dark skies protected in Arun District and SDNP		
QE DM3	Air pollution: Resident and businesses protected from negative impacts of new development	<p>Change in air pollution index/critical hot spot monitoring/Air Quality Management Area reports.</p> <p>Number of planning applications that require an Air Quality Action Plan.</p> <p>Then: as for QE SP1</p> <p>Cross reference monitoring requirement for Connected Place.</p>	<p>ADC/WSCC/SDNP</p> <p>ADC Development Management records</p>
QE DM4	Contaminated Land: brownfield land recycled into new uses, remediation of land for new uses/enhanced biodiversity.	<p>Contaminated land area.</p> <p>Contaminated land remediated.</p> <p>Then as for QE SP1</p>	<p>ADC</p> <p>ADC Development Management records</p>

**Table 23.5**

Chapter: Deliverable Place			
Infrastructure Provision & Implementation, The Community Infrastructure Levy, Monitoring			
Strategic Objective: Deliver all Local Plan Strategic Objectives			
<p>Outcomes:</p> <ul style="list-style-type: none"> <li>Local Plan Strategic Objectives Delivered</li> <li>To ensure the infrastructure is delivered to accommodate growth in the District</li> </ul>			
Policy	Target/Direction	Indicator	Source
INF SP1: Infrastructure provision and implementation.	Local Plan targets achieved as set out in	Number of permissions refused as unable to meet requirements of INF SP1.	ADC Development Management records

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	individual policies and site allocations.	<p>Planning permission achieved as an exception to whole or part of INF SP1.</p> <p>Mitigation measures/improvements/investment secured through planning obligations/investment</p> <p>Infrastructure delivery plan reviewed/updated on an annual basis.</p>	
INF SP2: Secondary School provision.	Delivery of a secondary school as set out in the policy	Planning permission granted and school delivered in line with the required school places	ADC Development Management records. WSCC school place planning reports.
<p>To include:</p> <ul style="list-style-type: none"> <li>• Transport, including public and community transport</li> <li>• Education provision</li> <li>• Health facilities</li> <li>• Social infrastructure including community centres</li> <li>• Open space provision</li> <li>• Green infrastructure including green links connecting communities with the South Downs National Park</li> <li>• Measures necessary to protect, avoid or mitigate harm to areas designated for their local, national, or international importance</li> <li>• Flood defences</li> <li>• Public services</li> <li>• Utilities including communications</li> </ul>			
Community Infrastructure Levy.			
	Target/Direction	Indicator	Source
CIL programme delivered.	<p>CIL targets achieved.</p> <p>CIL agreed by Council.</p> <p>CIL applied</p>	<p>CIL income per annum.</p> <p>CIL income outstanding future years.</p> <p>CIL income/outstanding by Town/Parish</p>	<p>ADC/Parishes/Neighbourhood Planning Groups.</p> <p>ADC Development Management records</p>

	CIL income achieved	CIL income spent by total/parish/scheme type	
	CIL funds spent on agreed schemes.		
<p>To include:</p> <ul style="list-style-type: none"> <li>• Social Infrastructure</li> <li>• Public Services</li> <li>• Green Infrastructure</li> <li>• Healthcare</li> <li>• Drainage &amp; flood mitigation</li> <li>• Transport</li> </ul>			
Monitoring Framework			
	Target/Direction	Indicator	Source
Monitoring Framework produced as per timetable.	Annual Report achieved.	Report produced, reported and fed back into Local Plan programme review as necessary	ADC
<ul style="list-style-type: none"> <li>• provide information about whether policy outcomes identified in Local Plan policies that are key to the delivery of strategic objectives are being achieved</li> <li>• track trends in land use and development and other factors that may be influenced by Local Plan policies</li> <li>• identify and record the deliverables derived from the implementation of Local Plan policies</li> <li>• track progress in planning policy development</li> </ul>			

**Table 23.6**



### GLOSSARY

#### **Aerodrome Safeguarding**

The purpose of Aerodrome Safeguarding is to take the measures necessary to ensure the safety of aircraft, and thereby the passengers and crews aboard them, while taking-off or landing, or while flying in the vicinity of an aerodrome. The Aerodrome Safeguarding Process is included in UK legislation as an integral part of the planning procedure.

#### **Affordable housing**

Affordable housing is defined as housing for rent or through low cost home ownership initiatives which is available at a cost below that of market housing for those unable to satisfy their housing need without financial assistance.

#### **Ageing population**

This occurs when the median age of a region rises and a rise in the proportion of the population that is elderly. This happens because of rising life expectancy and/or declining birth rates and migration patterns eg. out-migration of younger people and families and in-migration of elderly people to an area.

#### **Area 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 do not quite comply with the criteria for designation as Conservation Areas.

#### **Article 4 Direction**

A Direction which withdraws automatic planning permission granted by the General Permitted Development Order.

#### **Brownfield land**

This is land that has been previously developed with some permanent structure existing on the site currently or previously.

#### **Building Regulations**

National Standards, separate to the planning system designed to uphold standards of public safety, health and construction.

#### **Building or Structure of Character**

A building or structure of character is one which, whilst not of the quality to be statutorily listed, are of good quality design and appearance that are important features in their own right. They contribute to the character and appearance of the area. In addition they illustrate, and are reminders of, the historical development of an area and are worthy of recognition.

#### **Built-up Area Boundary**

The boundary is important in setting a distinction between the built form of a main settlement and the surrounding countryside. It is not simply a means of showing the limits of existing development, as some developed areas lie outside it and some undeveloped areas lie within it.

## 24 Glossary

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### **Community Hub**

is a new centre for a strategic site. Community hubs bring together a range of accessible local shops and services, provided by a diverse range of organisations that reflect the community's needs and support its health, social and cultural well-being into one central community facility.

### **Conservation (for Heritage Policy)**

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

### **Conservation Area**

An area of special architectural or historical significance, the character or appearance of which it is desirable to preserve or enhance.

### **Design Council**

An Independent charity and the Government's advisor on design.

### **Designated Heritage Asset**

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

### **Development Plan**

This is comprised of Arun District Council's Local Plan and, until it is revoked, the South East Plan.

### **Development Plan Documents**

These documents set out information about policies and how they are to be implemented and provide a framework for future development in the Arun District.

### **Environment Agency**

An executive non-departmental public body responsible to the Secretary of State for Environment, Food and Rural Affairs and an Assembly Sponsored Public Body responsible to the National Assembly for Wales.

### **Eutrophication**

The process by which a body of water becomes enriched in dissolved nutrients (such as nitrates or phosphates) that stimulate the growth of aquatic plant life. Negative environmental impacts include the depletion of oxygen in the water and consequent changes in animal populations.

### **Greenfield**

Greenfield land is land that has never been built on or where the remains of any structure or activity have blended into the landscape over time. Greenfield land should not be confused with green belt land. Green belt is a term for land around cities and large built-up areas left permanently open or where there is a presumption against development.

### **Greenhouse gases**

Greenhouse gases including carbon dioxide, methane, nitrous oxide and fluorinated gases. When emitted, these gases act to trap heat within the Earth's atmosphere. Greenhouse gases are produced by burning fossil fuels such as coal, natural gas and oil.

### **The Greater London Authority (GLA)**

The top-tier administrative body for Greater London. It consists of a directly elected executive Mayor of London and an elected London Assembly which has scrutiny powers. The Authority was established in 2000, following a local referendum, and derives most of its powers from the Greater London Authority Act 1999 and the Greater London Authority Act 2007. It is a strategic regional authority, with powers over transport, policing, economic development, and fire and emergency planning.

### **Gross Value Added (GVA)**

The difference between the value of goods/services produced and sold and the cost of raw materials and other inputs which are used up in production.

### **Gypsies and Travellers**

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependant's educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

### **Habitats Regulations Assessment**

The European Directive requires 'appropriate assessment' of plans and projects that are, either alone or in combination with other plans and projects, likely to have a significant impact of Natura 2000 sites.

### **Heritage asset**

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the Local Planning Authority (including local Listing).

### **High quality communications infrastructure**

Includes super-fast Broadband which provides connection speed of 20 Megabits per second (Mbps), up to 100 Mbps or above. The delivery of super-fast Broadband requires infrastructure which includes fibre optics serving exchange cabinets and fibre optic connections direct to premises.

### **Historic environment**

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

### **Historic Environment Record**

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.



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### **The Homes and Communities Agency (HCA)**

The national housing and regeneration agency for England. They provide investment for new affordable housing as well as for regeneration.

### **Index of Multiple Deprivation (IMD)**

The IMD brings together many different indicators of deprivation such as those which relate to health, education and quality of life. These are then combined into a single overall score for an area.

### **Infrastructure**

The facilities and services needed for a place to function. This includes roads and utilities as well as school places, GP surgeries, libraries, provision to promote health and wellbeing and many other facilities.

### **Listed Building**

A Listed Building is one that has been identified by the Secretary of State as being of "special architectural or historic interest". As such it is worthy of special protection. The listing process is not restricted to buildings. It can include any structure of interest, for example bridges, walls, telephone kiosks and even gravestones.

Listed Buildings are graded according to their relative importance. Grade I buildings are of outstanding architectural or historic interest and are of national importance. Only a small percentage fall into this category. Grade II listed buildings are of special interest and the majority fall into this group. This grade has a sub-group, known as Grade II\*, which is given to buildings that have some extra merit. For example, an outstanding interior. Despite this grading it should be noted that the statutory controls are the same to all grades of listed buildings.

### **Local Development Documents**

Local development documents include Development Plan documents and it is these that set out information about the policies and how they are to be implemented and provide a framework for future development in the Arun District.

### **Local Plan**

The Local Plan is the principal development plan document and sets out the long term spatial vision for the Arun District.

### **Local Planning Authority**

Arun District Council is the Local Planning Authority for the Arun district.

### **National Planning Policy Framework**

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

### **Permitted Development**

Those categories of development defined by the Town & Country Planning (General Permitted Development) Order 1997 as not requiring the submission of a planning application.

**Pitch**

Means a pitch on a Gypsy and Traveller site and 'plot' means a pitch on a Travelling Showpeople site (often called a 'yard'). This terminology differentiates between residential pitches for Gypsies and Travellers and mixed-use plots for Travelling Showpeople, which may/will need to incorporate space or to be split to allow for the storage of equipment.

**Private Amenity Space**

Space owned by the property occupiers. This space is often a garden, balcony or space for some recreational activity.

**Planning Obligations**

New development often creates a need for additional infrastructure or improved community services and facilities, without which there could be a detrimental effect on local amenity and the quality of the environment. Planning Obligations are the mechanism used to secure these measures.

**Plug-in hybrid electric vehicles**

Plug-in hybrid electric vehicles have an internal combustion engine and electric motor. These vehicles are powered by an alternative fuel or a conventional fuel, such as petrol, and a battery, which can be plugged-in to charge.

**Ramsar**

An internationally important wetland site given protection at the 1971 Ramsar Convention in Iran.

**Registered providers**

Are independent housing organisations registered with the Homes & Communities Agency under the Housing Act 1996.

**Renewable and low carbon energy**

Renewable energy is energy which comes from natural resources such as sunlight, wind, rain, tides and geothermal heat. The energy sources are naturally replenished and do not require the burning of fossil fuels. Although these energy sources may produce a certain level of carbon dioxide eg. Wood fuel, levels are much lower than produced when burning fossil fuels. The energy produced is therefore called low carbon energy.

**Rife**

Is a Sussex name for a drainage ditch serving the arable land on the coastal plain between the Rivers Arun and Lavant.

**Scheduled Ancient Monument**

Is a historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979.

**Setting of a Heritage asset**

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The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

### **Social isolation**

Social isolation is a physical lack of interaction from people and a lack of close friends. It is most common in the elderly, younger adults (e.g. house-bound and disabled or a single mother of young children) who may also be affected by both social isolation and loneliness. Reduced social contact, being alone, isolation and feelings of loneliness are associated with reduced quality of life.

### **Strategic Housing Land Availability Assessment (SHLAA)**

The SHLAA is a key component of the evidence base to support the delivery of the Local Plan. The report aims to identify a sufficient supply of land for housing to meet the District's housing need.

### **Strategic Housing Market Assessment (SHMA)**

A report considering the different types of housing required in response to predicted population change.

### **Significance (for Heritage policy)**

The value of a Heritage Asset to this and future generations because of its Heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a Heritage Asset's physical presence, but also from its setting.

### **Site of Special Scientific Interest**

Areas designated by Natural England that are of national importance in terms of ecology or geology.

### **Solar gain**

Solar gain refers to the increase in temperature in a space or structure, such as a room, that results from solar radiation. The amount of solar gain increases with the strength of the sun, and with the ability of any intervening material to transmit or resist the radiation.

### **South East Plan**

The former Regional Planning Policy for the south east of England (provision was made for the revocation of the South East Plan in the Localism Act 2011).

### **Strategic Environmental Assessment (SEA)/Sustainability Appraisal (SA)**

The Planning and Compulsory Purchase Act required Strategic Environmental Assessments (SEA)/Sustainability Appraisal for Local Development Documents. Sustainability Appraisal is a systematic appraisal process. The purpose of SA is to appraise the social, environmental and economic effects of the strategies and policies in the Local Development Documents from the outset of the Plan preparation process to ensure that decisions are made that accord with sustainable development.

### **Supplementary Planning Document(s) (SPD)**

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainability Appraisal (SA)**

An assessment of proposed policies or plans judged against the social, economic and environmental indicators identified as important to ensuring the area is sustainable into the future.

**Sustainable communities**

Communities planned, built, or modified to promote sustainable living.

**Sustainable development**

Development that meets the social, economic and environmental needs of the present without compromising the ability of future generations to meet their own needs.

**Sustainable locations**

Locations that can accommodate sustainable development.

**Sustainable Urban Extensions**

Extensions to the built-up area boundary that are planned, built, or modified to promote sustainable living.

**Super-fast Broadband**

Super-fast Broadband refers to broadband connections of 30 Megabits per second (Mbps) or above. While the current average UK Broadband connection is around 8-9Mbps (2012), super-fast Broadband products deliver speeds of up to 100Mbps, usually through fibre-optic Broadband networks

**Town Centre**

A collective term in National Planning Policy given to retail centres.

**Transit sites**

Sites made available for Gypsies and Travellers who need to temporarily stop. There are limits on how long families can stay on these sites which is normally between 28 days and 3 months. Transit sites are generally used by families who have been evicted from their previous accommodation and are looking for a new place to live.

**Travelling Showpeople**

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily but excludes Gypsies and Travellers.

**Twitten**

A Sussex dialect word, used in both East and West Sussex, for a path or alleyway.

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### **Ultrafast Broadband**

Ultrafast Broadband refers to broadband connections with a minimum speed of 300 Megabits per second (Mbps)

### **Written Scheme of Investigation**

A Method Statement produced in response to a brief issued by the Planning Authority.



