

Arun District Council

Core Strategy

Options for Growth

Sustainability Commentary

February 2009

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1.0 Introduction

Arun District Council is preparing a series of documents called Local Development Documents which together will form the Local Development Framework (LDF) for Arun District. The LDF, when adopted will replace the Arun District Local Plan which was adopted in 2003. The first Local Development Documents to be produced as part of the LDF will be the Core Strategy.

The Core Strategy will set out the spatial vision, objectives and the strategy for future development in Arun. The Core Strategy sets out the principles on which all other Local Development Documents will be based.

Information on all of the documents that will form the Local Development Framework and their timetable for preparation, consultation and production is contained within the Local Development Scheme (LDS) which can be downloaded from www.arun.gov.uk

The new planning system put in place by the Planning and Compulsory Purchase Act 2004 requires that Local Development Documents, which consist of Development Plan Documents and Supplementary Planning Documents, are subject to a Sustainability Appraisal incorporating Strategic Environmental Assessment (SEA).

1.1 What is Sustainable Development?

The most frequently quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”¹. In March 2005, a new Government strategy for sustainable development was set out called ‘Securing the Future’. The following definition for sustainable development was put forward to specifically direct sustainable development in the UK:

“The goal of sustainable development is to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations.”

For the UK Government and the Devolved Administrations, that goal will be pursued in an integrated way through a sustainable, innovative and productive economy that delivers high levels of employment; and a just society that promotes social inclusion, sustainable communities and personal wellbeing. This will be done in ways that protect and enhance the physical and natural environment, and use resources and energy as efficiently as possible.

¹ World Commission on Environment and Development, 1987

1.2 What does a Sustainability Appraisal involve?

The SA process is designed to test the Core Strategy for soundness – through social, economic and environmental criteria. In order to make meaningful progress towards a sustainable way of living, it is essential that plans such as the Core Strategy are developed in an integrated way where sustainability considerations are taken on board. The Sustainability Appraisal process provides a mechanism through which these considerations can be incorporated to influence the development of such plans with the aim of reconciling and balancing their environmental, social and economic effects.

The Sustainability Appraisal process has also been tailored to incorporate the requirements of the Strategic Environmental Assessment (SEA) process. The European Strategic Environmental Assessment Directive requires the use of the SEA process to ensure that plans and policies with land use implications take environmental issues into account. The process involves the assessment of the current state of the environment, the identification of likely significant effects on the environment and specifies possible measures to prevent or mitigate these effects.

Since environmental issues fall within the scope of a sustainability assessment, the SA process can be used to satisfy the requirements of an SEA, along with the wider social and economic considerations. In order to ensure that the SA meets the requirements of the SEA Directive, Department for Communities and Local Government (DCLG, formally ODPM) has prepared guidance 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks' which was published in November 2005.

The current SA for Arun's Core Strategy has been developed in the spirit of ensuring that the SA process is fully integral to the decision making process of policy development. This integration complies with the changes to Planning Policy Statement 12: Spatial Planning (PPS12) and the above guidance.

1.3 What is the current situation for Arun District Council's LDF?

Arun District Council reached the 'Preferred Options' stage of their Core Strategy in 2007. However due to a number of reasons outlined below, the Council decided to suspend work on it until there was greater clarification on the issues involved. As a result of revisions to the South East Plan, Arun's housing requirement was increased by an extra 2,000 homes to 11,300 homes, to be delivered between 2006 and 2026. This is significant within the Arun context. Due to a shortfall in housing delivery before 2006 in the Structure Plan period, an extra 200 units have also been added to Arun's amended housing requirement of 11,300 dwellings, increasing the overall requirement to 11,500 dwellings, to be delivered between 2006 and 2026. After the publication of the Panel of Inspectors' report of the examination into the draft South East Plan, Arun District Council received legal opinion that advised to continue with their Core Strategy without taking into account the proposed alterations to the South East Plan would potentially result in the Core Strategy being found unsound at examination. In addition to this there is a proposal to develop an Eco-Town at Ford which is currently being considered by the Government as part of their Eco-Towns Programme.

These factors have meant that the proposed growth options required revisiting leading to a partial consultation of the Core Strategy Options for Growth. This has explored the spatial

implications of where large scale development should be located, including the possibility of the eco-town, and the local community needs a chance to comment on these emerging options. To assist with the process of understanding the implications of growth and development in the Core Strategy, Arun has been collecting updated and robust evidence, this will also help the community understand better the proposals. An agreement was made between Arun District Council and the Department for Communities and Local Government that this extra round of consultation should coincide with the consultation that was happening on the Eco Towns nationally, from 4th November 2008 until 19th February 2009; although this has now been extended to 6th March 2009 as a result of a judicial review launched by the legal team of one of the Eco Town Protestors.

In 2005 an initial scoping report was undertaken by Arun District Council, unfortunately the resultant SA framework which was used for the Issues and Options Stage of the Core Strategy was fairly generic in its application and not considered to robustly test the revisited growth options to the degree of required detail necessary. It was therefore decided by Arun District Council that a new SA Framework was needed to ensure the most sustainable option for future development in Arun is taken forward, drawing on the work already undertaken by the initial scoping and SA where appropriate. A Scoping Report was produced by EDAW in November 2008 for Arun District Council which analysed and updated the context and baseline information, identified the key sustainability issues for Arun and developed a Sustainability Framework through which appraisals of Arun's Core Strategy could take place. This was assessed within the context of relevant plans and programmes for the District. The Scoping Report was issued for consultation from 21st November 2008 until 9th January 2009.

In view of the Options for Growth consultation not being a statutory stage in the LDF process and the constrained timescales involved, it was agreed not to undertake a full SA of the spatial options at this stage, but instead carry out an assessment of the options with an accompanying sustainability commentary. The Framework that was developed as part of the EDAW Scoping Report has been used as the basis for assessing the Options for Growth and, in addition to amendments as a result of the consultation of the Scoping Report, will be used in further Sustainability Appraisals for the subsequent preparation phases of Arun's Core Strategy.

2.0 Methodology

2.1 Approach

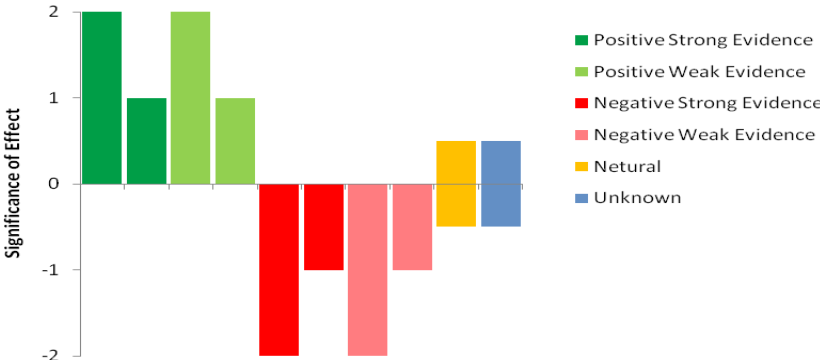
The draft Sustainability Framework set out in the Sustainability Appraisal Scoping Report November 2008 was applied to each of the growth options. This involved 3 stages.

1. Using the scoring matrix shown below, a preliminary appraisal of the spatial questions framework was undertaken by EDAW using the available evidence and by applying EDAW’s professional judgement. This formed the basis of discussion for 2 workshops with key officers and local stakeholders from Arun.
2. Two workshops were undertaken on 12th and 13th January 2009 with officers from Arun’s LDF Team, selected officers from Arun District Council and West Sussex County Council with particular specialisms in housing, education, health, transport etc, other representatives from external bodies such as the Environment Agency, and officers from EDAW. These workshops allowed the application of local expert knowledge to the initial appraisal to verify the results and enhance the associated justification.
3. Following the workshops, the results of the appraisal were written up drawing, where needed, on the evidence base to ensure a robust and justified appraisal and identified where evidence was lacking. Instead of using the more common matrix table which is often hard to gain a snap-shot picture, this assessment is shown using EDAW’s unique graphical representation to illustrate in a user friendly format how sustainable each of the Growth Options are in relation to key subject areas and how strong the evidence base is upon which the appraisal is based. A summary narrative accompanies each diagram.

Scoring Matrix

The Scoring Matrix is based on three criteria

- The strength or significance of the effect – whether the effect is strongly significant or slightly significant (1 or 2: -1 or -2)
- Whether the effect is positive or negative, and
- whether the effect is based on strong or weak evidence



3.0 Growth Options

Growth Options

Arun’s growth options are based on a requirement in the South East Plan to deliver 11,500 homes between 2006 and 2026. The following breakdown demonstrates Arun’s existing contribution to meeting its 11,500 housing requirement.

Total housing requirement	11,500 dwellings
Housing completions 2006-2008	909
Existing housing commitments at 1.4.08	3,028
Large housing sites granted permission since 1.4.08	378
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Total	4,315
Remaining housing requirement to be delivered by 2026	7,185

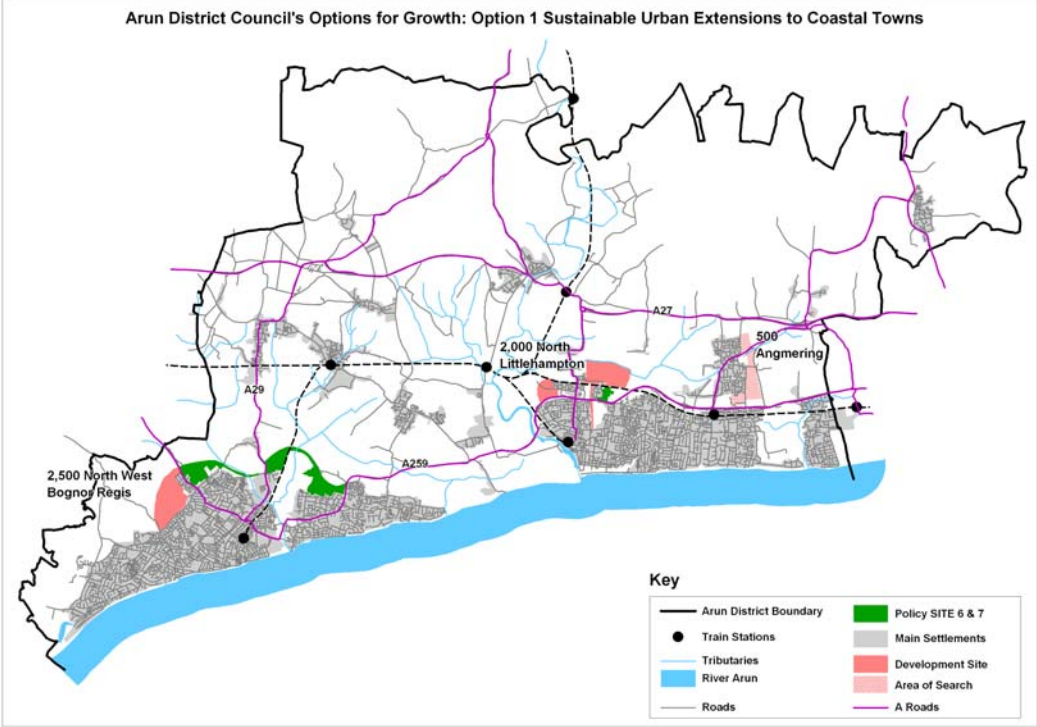
The three spatial options for accommodating this growth are:

- A) Sustainable Urban Extensions to Coastal Towns
- B) New Settlement at Ford (Eco Town)
- C) Expansion of Key Inland Settlements

Although the driver for the growth options is based on the housing requirement set out in the South East Plan, growth options also need to include and provide for employment, social and physical infrastructure.

A breakdown and further explanation of these growth options are detailed below. Areas shaded pink are potential areas of search or sites for locating growth. The green areas north of Bognor Regis are the agreed Site 6 proposals and the green areas to the north of Littlehampton is Site 7, both have been given planning permission and are included in the existing housing commitments of 3,028.

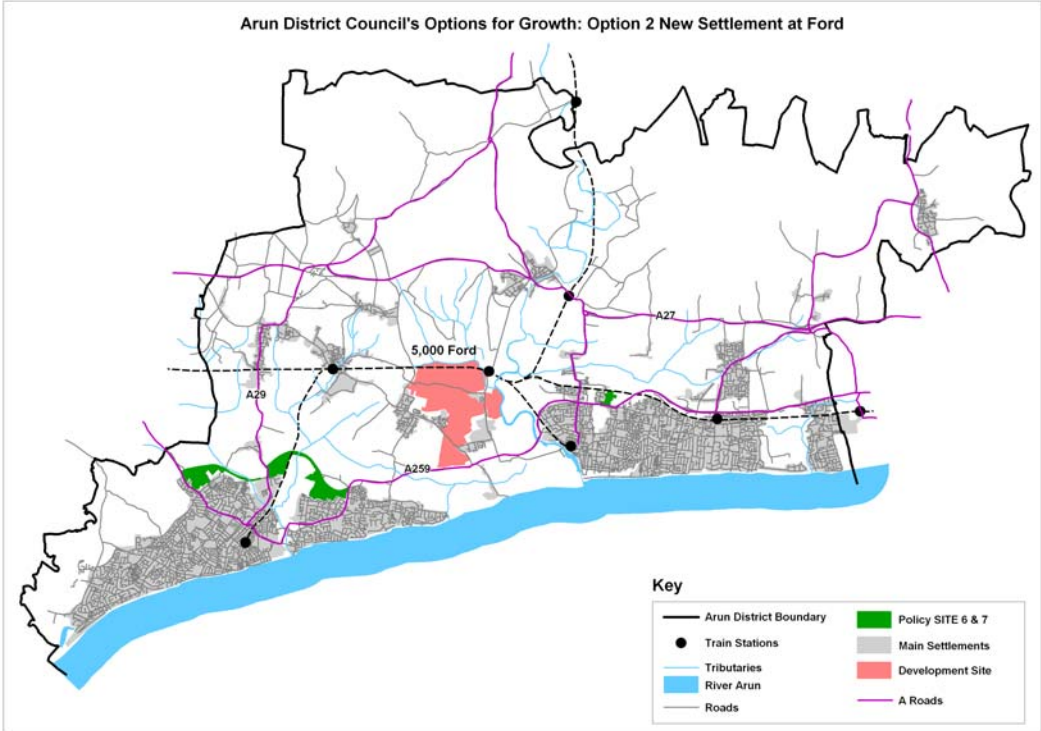
Growth Option 1: Sustainable Urban Extensions to Coastal Towns



Growth Option 1: Sustainable Urban Extensions to Coastal Towns	Number of Dwellings
Development within existing BUABs (Built Up Area Boundaries)	1,250 – 1,750
North of Littlehampton	2,000
North West of Bognor Regis	2,500
Angmering	500
Small Scale Greenfield Allocations	400 – 900
Total	7,150

Growth Option 1: Sustainable Urban Extensions to Coastal Towns includes extensions to Bognor Regis and Littlehampton, 500 homes at Angmering, small scale greenfield allocations and sites within existing built up area boundaries. . The potential extension to the east of Angmering would accommodate 500 homes and is currently only an area of search. The exact location of 500 homes would be determined at a later stage. This option is consistent with the spatial strategy for development in the Sussex Coast Sub-Region as set out in the Draft South East Plan.

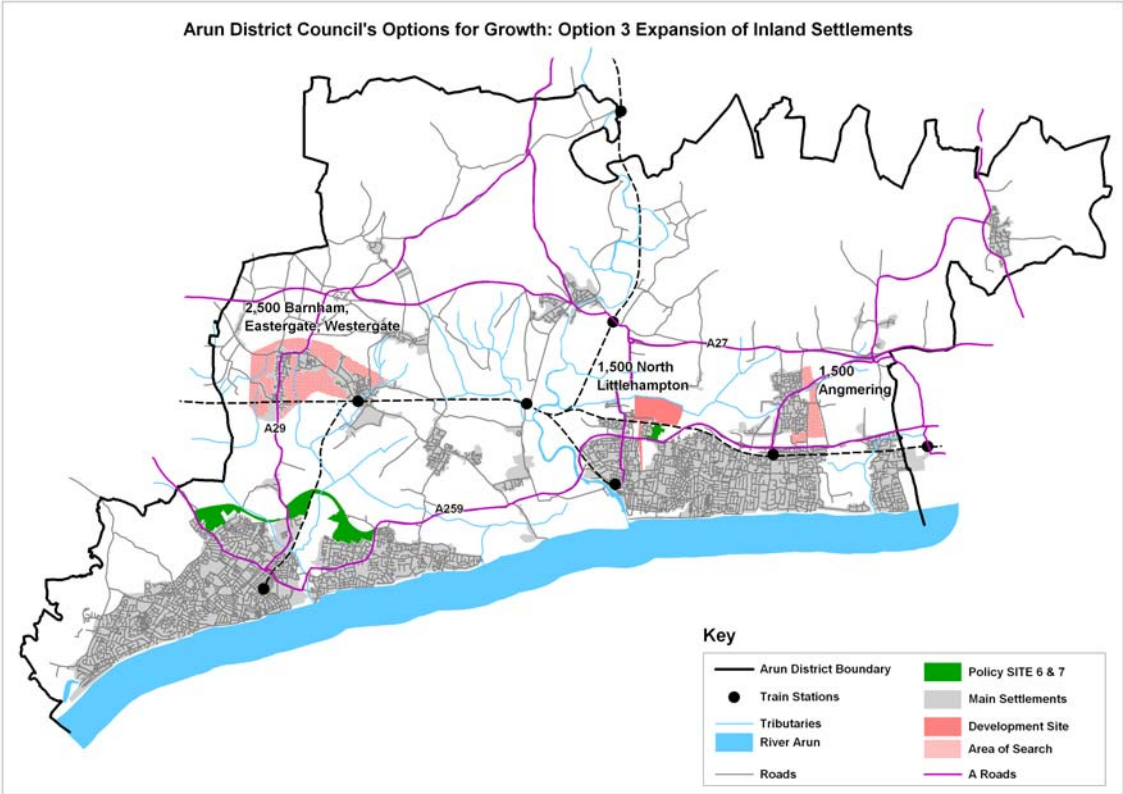
Growth Option 2: New Settlement at Ford (Eco Town)



Growth Option 1: Sustainable Urban Extensions to Coastal Towns	Number of Dwellings
Development within existing BUABs (Built Up Area Boundaries)	1,250 – 1,750
Ford	5,000
Small Scale Greenfield Allocations	400 – 900
Total	7,150

Growth Option 2: New Settlement at Ford includes 5,000 homes at a site on or around the Ford Airfield, small scale greenfield allocations and sites within existing built up area boundaries. This option is being assessed on the basis of proposals put forward as part of the Government’s Eco Towns’ programme. The site at Ford would connect to the village of Yapton.

Growth Option 3: Expansion of Inland Settlements



Growth Option 1: Sustainable Urban Extensions to Coastal Towns	Number of Dwellings
Development within existing BUABs (Built Up Area Boundaries)	1,250 – 1,750
Westergate / Eastergate / Barnham	2,500
North of Littlehampton	1,300 – 1,500
Angmering	1,500
Small Scale Greenfield Allocations	100 - 400
Total	7,150

Growth Option 3: Expansion of Inland Settlements includes 2,500 homes in the area of Barnham, Westergate and Eastergate, 1,500 homes in the site north of Littlehampton, 1,500 homes in the same area of search as Option 1 to the east of Angmering, small scale greenfield allocations and sites within existing built up area boundaries. The third option is being put forward by Arun District Council as an alternative for allocating growth, ensuring the Core Strategy conforms to PPS12 by allowing constructive assessment of genuine alternative options.

4.0 Sustainability Commentary

Each of the growth options were assessed using the SA Framework that was developed as part of the Arun District Council Scoping Report. The full framework and detailed assessment can be found in Appendix A.

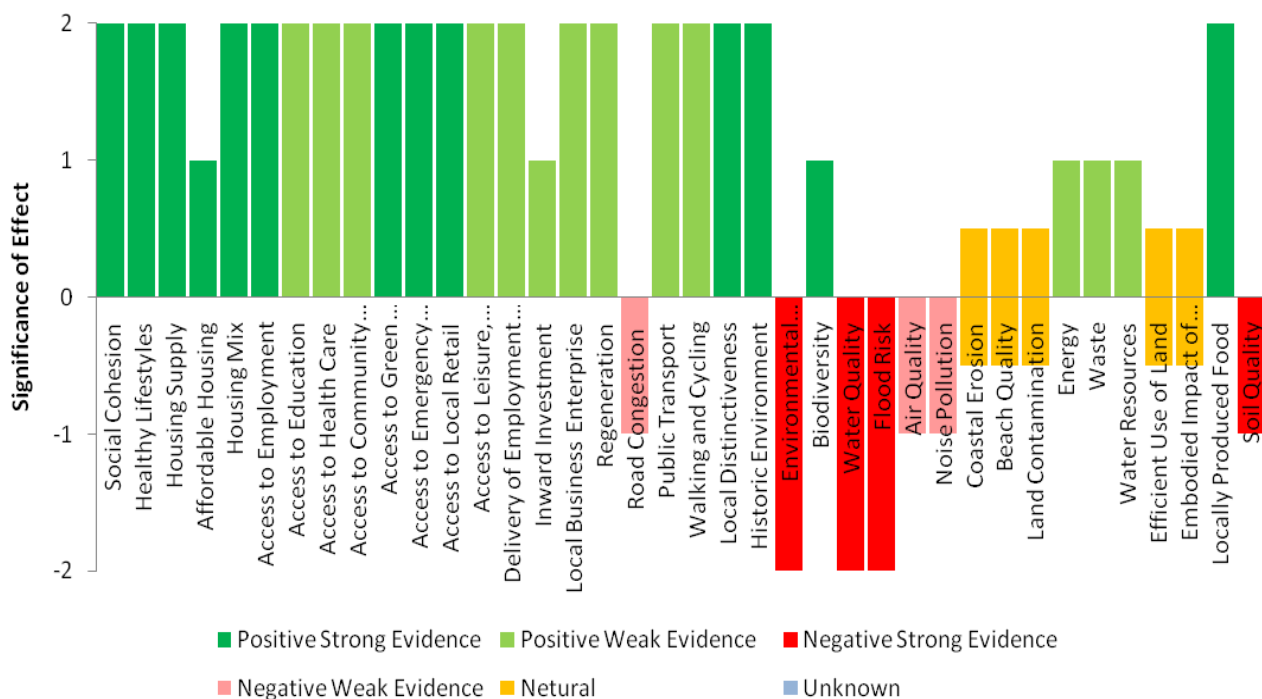
The 3 growth options were assessed under 38 different objectives relating to a range of agreed sustainability issues using the Scoring Matrix set out in Section 2. Each option is accompanied by brief commentary detailing some of the more significant effects. It should be noted that the criteria shown in the lighter colours are scored based on local knowledge due to the lack of available evidence at the time of the assessment.

Throughout all of the options, anticipated development within Built Up Area Boundaries and small scale greenfield allocations have not been assessed through the SA framework as not only are they contained within all of the options and this is a comparison exercise, but specific locations have not been identified at this stage therefore their implications are also indefinable.

Overall Summary

Overall, Option1: Sustainable Urban Extensions is clearly more positive, especially in relation to the social elements of the assessment. Option 2: Ford and Option 3: Expansion of Inland Settlements are fairly similar in terms of the number of negative and neutral effects, however in Option 2: Ford, there are more significant negative effects. Option 2: Ford also has less significant positive effects than Option 3: Expansion of Inland Settlements. Overall, Option 2: Ford comes out as the least sustainable option. This is mainly due to the number and scale of the negative effects of the environmental elements of the assessment.

Option 1: Sustainable Urban Extensions



Option 1 scores more positively on the social elements of the assessment. Although in general terms Arun is not particularly deprived, there are certain concentrated pockets in the west of Littlehampton and in the centre and north of Bognor Regis where people experience a range of inequalities relating to health, education, crime and income. The urban extensions in Option 1 will assist in helping to reduce some of these inequalities by creating a critical mass of people and development within the two settlements to allow more sustained levels of provision for a range of services and social infrastructure requirements. The existing towns also allow for potential access to a range of social infrastructure requirements as part of the existing provision without the need to build or provide new facilities; although at the current time information regarding capacity is limited and opinion is based on detailed local knowledge to make this assessment.

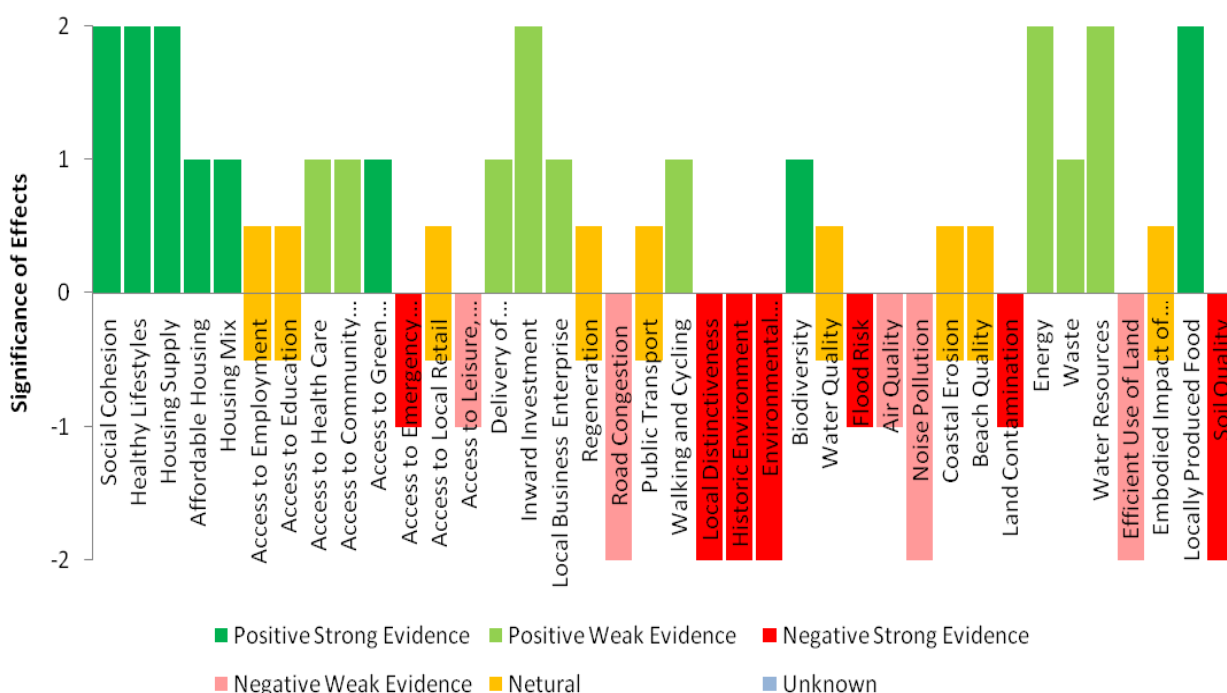
The criteria that the option has significant negative effects are; Environmental Designations, Water Quality and Flood Risk.

Environmental Designations – the proximity of the potential growth site at Bognor Regis to Pagham Harbour, and the proximity of the potential growth sites at Littlehampton sites to Climping Beach creates potential negative effects from the increase in the number of people using the SSSI and Climping Beach for recreational purposes. There is however potential, in developing the growth option, to mitigate the potential effects from the increase in the number of people in these vicinities.

Water Quality – There are major supply and demand capacity issues across the whole of the Arun area. There are particular capacity issues at the Littlehampton sites and any growth would require extra funding from developers for increasing the capacity of the pipe work. In terms of the growth site at Bognor Regis, its proximity to Pagham Harbour SSSI means there may be negative impacts on the water quality adjacent to the SSSI. This would need to be carefully monitored and managed.

Flood Risk - The ground conditions around the Littlehampton sites are not good for installation of SUDS (Sustainable Urban Drainage Systems) due to the topography of the land and the height of the water table. The area within the north of the site, which is in Flood Zone 2 and 3, is however proposed as open space and there will be no housing development on it. The site to the north of Bognor Regis, although it lies with Flood Zone 1 is mainly affected by groundwater flooding. The area around North Bersted experiences water problems with the water table rising to within 2 feet of the surface.

Option 2: New Settlement at Ford



Option 2: Ford is the least sustainable option based on the assessment undertaken here. Although it has a similar number of negative effects as Option 3: Inland Settlements, its negative effects are more significant. It also has fewer significant positive effects. The proposals put forward by the promoters of Ford in respect of its credentials as an Eco Town have been assessed using EDAW and Arun DC Officers' professional judgement as to how realistic they are in terms of deliverability.

The criteria which this option has significant negative effects are; road conditions, local distinctiveness, historic environment, environmental designations, noise pollution, efficient use of land and soil quality.

Road Conditions – The roads are already over capacity around this area and further development will significantly worsen local road conditions. In the Strategic Transport Study 2007, the scenario for this option caused significant congestion on the B2132 and Ford Road, and the A27 at Arundel. It is considered that major development at Ford could require improvements to the A27 at Arundel, in particular the Ford Road Junction. Such improvements are not currently programmed and there is currently no provision for the necessary funding.

Local Distinctiveness - This option would have significant negative effects on this criterion. The option would not only change the existing settlement pattern and hierarchy of Arun of defined settlements within a rural environment but could also unbalance the pattern of settlements in view of its proximity to existing urban settlements, which raises the concern that Ford, Bognor Regis and Littlehampton may become a conurbation over time. Visually,

the views within Arun would also be negatively affected. Ford would be seen throughout the whole of the Arun Valley and will have a massive impact on the views from Arundel and the South Downs.

Historic Environment – The development at Ford may negatively impact upon Yapton's village conservation area, especially the northern area around the church and churchyard. The setting of the Parish Church and other nearby Listed Buildings could also be affected. The degree to whether this is negative or positive will depend on the quality of design of the new settlement at Ford.

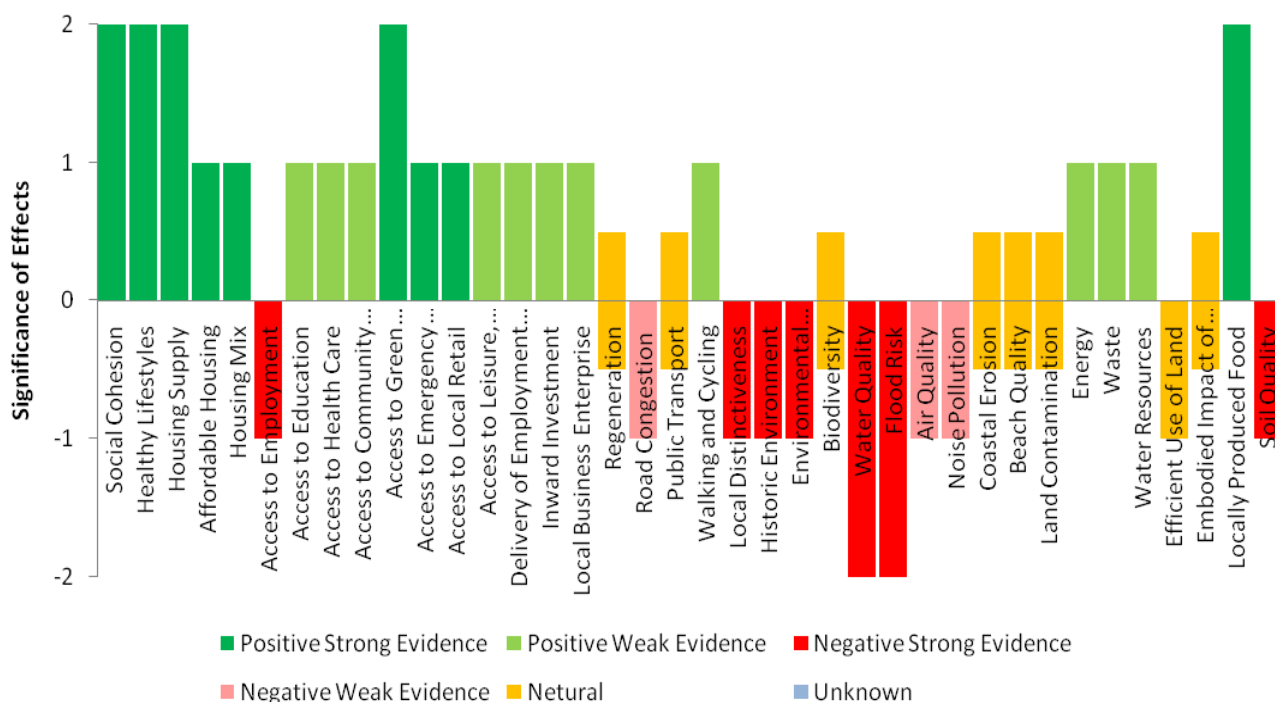
Environmental Designations – As with the Option 1, the area to west of the River Arun to Climping Beach is the last remaining gap on the coast which links to the Downs and therefore is very important in a local context. The scale of the development at Ford could potentially have a large impact on this area.

Noise Pollution – There are a number of noise polluting activities on or close to the Ford growth option. There will be impacts from the industrial uses within the site; for example the Block-Making Plant, recycling facility and other industries, as well as significant heavy commercial vehicles used for the 24 hours material recovery facility.

Efficient Use of Land - Although there is the potential for higher density development within the Ford option, the overall land take will be greater than the other options due to the need to provide the majority of new infrastructure within the settlement. In respect of the other two options, there is potential for the use of capacity within existing services and facilities.

Soil Quality – The Ford Option site area covers mostly high quality Grade 1 agricultural land. Once this land is lost it is extremely difficult if not impossible to regain. Retention of high quality agricultural land is a priority for Arun.

Option 3: Expansion of Inland Settlements



Option 3: Expansion of Inland Settlements has a variety of both positive and negative effects. The positive effects are mainly in relation to social aspects. This is due to the presence of existing communities and their ability to provide a range of social infrastructure requirements without the need to build or provide new facilities.

The criteria with significant negative effects in this option are; water quality and flood risk.

Water Quality – There are major supply and demand capacity issues across the whole Arun area. There is particular capacity issues at the Littlehampton sites and any growth would require additional funding from developers for increasing the capacity of the pipe work. Water from the Westergate / Eastergate and Barnham area all drains into the Lidsey catchment area. There are higher costs to treat water which drains into this catchment as it is treated to a higher standard than the other catchment areas in Arun.

Flood Risk - The ground conditions around the Littlehampton sites are not good for installation of SUDS (Sustainable Urban Drainage Systems) in view of the topography of the land and the height of the water table. The area within the north of the site which is in Flood Zone 2 and 3 is however proposed as open space and there will be no housing development on it. Small parts of the potential development in the Westergate / Eastergate and Barnham area lies within flood zones 2 and 3. There is the potential for surface water flooding, through the pressurised effects of water coming from the Sussex Downs, although there are opportunities to install a system where the water would be slowly discharged into the watercourses.

Appendix A: Sustainability Framework

SA Objective 1: Achieve Successful and Inclusive Communities			
Criteria	Questions for Spatial Options	Options	Comment
Social Cohesion	1.1 What is the potential of development in the area to create a self-sufficient integrated community or able to connect to existing integrated communities?	General Comments	There is general antagonism over perceived over-development in the South East and the increasing pressure on infrastructure and services. There is concern over how well development will integrate into the communities in Arun in the wider sense.
		+ + Option 1 Urban Extensions	
		++ Bognor Regis 2,500 homes	<ul style="list-style-type: none"> • Development is close to A259 and key bus routes into Bognor Regis • Close to existing schools / community facilities • Existing development turns its back on potential development. • Lack of connections and routes through existing housing. • Volume and speed of traffic on east / west roads form barrier to movement and connections.
		+ Littlehampton 2,000 homes	<ul style="list-style-type: none"> • Area located close to town centre • Area has potential to directly access A259 • Development enables link road to existing town centre • School close by for integration of new children • Western section provides less potential to create connections • Northern area separated by road and railway infrastructure • A259 forms strong barrier to movement • Level crossing on A284 restricts traffic movement from area to south and Littlehampton
		++ Angmering 500 homes	<ul style="list-style-type: none"> • Development along eastern boundary would have direct access on strategic road network through Angmering Bypass • Good walking distances to village centre • Generally good ability to integrate into new development with existing facilities and adjacent areas

ARUN DISTRICT COUNCIL CORE STRATEGY
SUSTAINABILITY COMMENTARY – GROWTH OPTIONS

			<ul style="list-style-type: none"> • Angmering Station over A259 with poor pedestrian links • Recent housing development of 600 new homes at Bramley Green is not considered to have integrated into existing community. Mainly due to type of development -site didn't deliver on affordable homes and there was a lack of appropriate mix of housing
		<p>+ + Option 2 Ford 5,000 homes</p>	<ul style="list-style-type: none"> • Potentially good access to public transport by Ford Station • Natural limits can be established – River Arun / Floodplain, A259 to south and railway to north • Few opportunities to connect and relate to Yapton village – most existing development turns its back • History of New Towns informs us that it takes a long period to create social cohesion – 30 to 40 years • Phasing of development will influence provision of infrastructure – significant impact on ability of new communities to create social cohesion without early provision of services
		<p>+ + Option 3 Inland Settlements</p> <p>+ Westergate / Eastergate / Barnham 2,500 homes</p> <p>+ Littlehampton 1,500 homes</p> <p>+ + Angmering 1,500 homes</p>	<ul style="list-style-type: none"> • Close to primary route network – A27 • Connections to rail network through Barnham train station • Limits to development can be easily formed through strong field boundary • Connections to primary route network constrained by level crossing and secondary nature of many roads • Connections to existing development would be difficult due to linear nature of villages • Most existing development turns its back on potential new development <ul style="list-style-type: none"> • Area located close to town centre • Area has potential to directly access A259 • Eastern Section has more potential to integrate to existing communities • Northern development separated by road and railway infrastructure • A259 forms strong barrier to movement • Level crossing on A284 restricts traffic movement from area to south and Littlehampton <ul style="list-style-type: none"> • Development along eastern boundary would have direct access on strategic road network through Angmering Bypass • Good walking distances to village centre • Generally good ability to integrate new development into existing facilities and adjacent area • Angmering Station over A259 with poor pedestrian links • Recent housing development of 600 new homes at Bramley Green is not considered to have integrated into existing community. Mainly due to type of development -site didn't deliver on affordable homes and there was a lack of appropriate mix of housing

ARUN DISTRICT COUNCIL CORE STRATEGY
SUSTAINABILITY COMMENTARY – GROWTH OPTIONS

Healthy Lifestyle	1.2 What is the potential of development in the area to promote healthy lifestyles and wellbeing	General Comments	There are a range of factors and variables that influence a healthy lifestyle, from the type and quality of housing, access to fresh food, good access to walking and cycling, recreational opportunities etc.
		++ Option 1 Urban Extensions	
		++ Bognor Regis 2,500 homes	<ul style="list-style-type: none"> • Good walking connections, both to existing facilities and to wider opportunities for leisure • Close to existing open space – outdoor facilities and amenity green space • Relatively close to cycle network
		+ Littlehampton 2,000 homes	<ul style="list-style-type: none"> • Close to existing open space – allotments, outdoor facilities, amenity green space • Relatively close to cycle network • Limited recreational walking opportunities, although opportunities to create walking routes in to town centre to access facilities and services
		++ Angmering 500 homes	<ul style="list-style-type: none"> • Lots of walking opportunities, especially recreational opportunities • Close to existing open space – outdoor facilities, allotments, amenity space, parks and gardens • Relatively close to cycle network
		++ Option 2 Ford 5,000 homes	<ul style="list-style-type: none"> • Lots of walking opportunities • Relatively close to cycle network • Limited amount of existing open space, although there is potential to create new open space as part of development due to its size
		++ Option 3 Inland Settlements	
		+ Westergate / Eastergate / Barnham 2,500 homes	<ul style="list-style-type: none"> • Lots of walking opportunities • Provision of outdoor facilities, amenity green space and children’s play areas • Not close to existing cycle network, although new cycle route between Barnham Station and Felpham community college and leisure facilities is already part completed.
		++ Littlehampton 1,500 homes	<ul style="list-style-type: none"> • Close to existing open space – allotments, outdoor facilities, amenity green space • Relatively close to cycle network

ARUN DISTRICT COUNCIL CORE STRATEGY
SUSTAINABILITY COMMENTARY – GROWTH OPTIONS

		++Angmering 1,500 homes	<ul style="list-style-type: none"> • Lots of walking opportunities • Close to existing open space – outdoor facilities, allotments, amenity space, parks and gardens • Relatively close to cycle network
Balanced Communities	N/a	N/a	N/a
Community Engagement	N/a	N/a	N/a
Crime	N/a	N/a	N/a
Education Achievement	N/a	N/a	N/a
Social Isolation	N/a	N/a	N/a

SA Objective 2: Ensure Arun Delivers High Quality Housing and Provision of Excellence Social Infrastructure

Criteria	Questions for Spatial Options	Options	Comment
Housing Supply	2.1 How far will development in the growth areas contribute to meeting the housing requirement set out in the South East Plan over the Core Strategy period?	General Comments	All growth options will fully meet the housing requirements set out in the South East Plan. The housing figures of 7,150 for all options take account of existing completions since 2006 and existing housing commitments.
		++ Option 1 Urban Extensions	7,150
		Bognor Regis	2,500
		Littlehampton	2,000

ARUN DISTRICT COUNCIL CORE STRATEGY
SUSTAINABILITY COMMENTARY – GROWTH OPTIONS

		Angmering	500
		BUABs	1,500
		Small Scale Greenfield	650
		++ Option 2 Ford	7,150
		Ford	5,000
		BUABs	1,500
		Small Scale Greenfield	650
		++ Option 3 Inland Settlements	7,150
		Westergate / Eastergate / Barnham	2,500
		Littlehampton	1,400
		Angmering	1,500
		BUAB	1,500
		Small Scale Greenfield	250
Affordable Housing	2.2 What is the potential of development in the growth areas to deliver affordable housing that meets Arun's identified	General Comments	All 3 growth options have a similar potential to deliver affordable housing as all options have the scale of housing to deliver a range of housing types to meet Arun's affordable housing needs
		+ Option 1 Urban Extensions	

ARUN DISTRICT COUNCIL CORE STRATEGY
SUSTAINABILITY COMMENTARY – GROWTH OPTIONS

	housing needs?	<p>Bognor Regis 2,500 homes</p> <p>Littlehampton 2,000 homes</p> <p>Angmering 500 homes</p>	
		<p>+ Option 2 Ford 5000 homes</p>	
		<p>+ Option 3 Inland Settlements</p> <p>Westergate / Eastergate / Barnham 2,500 homes</p> <p>Littlehampton 1,400 homes</p> <p>Angmering 1,500 homes</p>	
Mix of Housing	<p>2.3 Will development in the growth areas provide a balance mix of housing which will contribute to meeting:</p> <p>a) identified housing needs within the local authority area?</p> <p>b) identified housing demand within the local area and the wider housing market?</p>	<p>General Comments</p>	All growth options have the potential to provide a different offer for market housing to satisfy market housing demand
		<p>++ Option 1 Urban Extensions</p> <p>Bognor Regis 2,500 homes</p> <p>Littlehampton 2,000 homes</p> <p>Angmering 500 homes</p>	<ul style="list-style-type: none"> Urban extensions have the potential to meet local housing demand better as this option allows families to potentially stay within close proximity to their existing communities
		<p>+ Option 2 Ford 5,000 homes</p>	<ul style="list-style-type: none"> The system of choice based lettings means those on the Housing Register have the right to refuse accommodation if it is not in the area they wish to live. There has been concern that local people who make very specific locational choices in respect of where they wish to live, who even if in housing need,

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			<p>may not consider Ford as an appropriate location of choice.</p> <ul style="list-style-type: none"> • There will however be a number of people in the wider private sector housing who would chose to live in Ford attracted by its Eco-Town status.
		<p>+ Option 3 Inland Settlements</p> <p>Westergate / Eastergate / Barnham 2,500 homes</p> <p>Littlehampton 1,400 homes</p> <p>Angmering 1,500 homes</p>	<ul style="list-style-type: none"> • The villages and Angmering offer a more rural attractive setting for market housing. • Limited local housing need in the villages • Urban extensions have the potential to meet demand better within the local market as this option allows families to potentially stay within close proximity to their existing communities
High Quality Housing	N/a	N/a	N/a
Access to Employment Opportunities	What is the potential of the growth areas to access a range of employment opportunities?	<p>General Comments</p> <p>++ Option 1 Urban Extensions</p> <p>++ Bognor Regis 2,500 homes</p> <p>++ Littlehampton 2,000 homes</p> <p>- Angmering 500 homes</p> <p>0 Option 2 Ford 5000 homes</p> <p>- Option 3 Inland Settlements</p> <p>- - Westergate /</p>	<p>These answers are based on the results of the Sustainability Settlement Study 2007 and relate to access to existing employment opportunities.</p> <ul style="list-style-type: none"> • Very Good • Very Good • Limited • Limited (Yapton) • Limited (Ford) • Poor (Westergate)

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		<p>Eastergate / Barnham 2,500 homes</p> <p>+ + Littlehampton 1,400 homes</p> <p>- Angmering 1,500 homes</p>	<ul style="list-style-type: none"> • Poor (Eastergate) • Limited (Barnham) • Very Good • Limited
Access with capacity to Education	2.5 What is the potential of the growth area to deliver good access to existing and/or to create new education facilities?	General Comments	These results are based on physical access to existing facilities and judgement as to likelihood of provision of new facilities. Information on capacity was not available at the time of the assessment.
		<p>+ + Option 1 Urban Extensions</p> <p>+ Bognor Regis 2,500 homes</p> <p>+ Littlehampton 2,000 homes</p> <p>+ Angmering 500 homes</p>	<ul style="list-style-type: none"> • Both potential developments at Bognor Regis and Littlehampton have easier access to existing schools, with public transport into the town centre there would also potentially be a greater choice of schools. • There is good access to existing schools.
		<p>0 Option 2 Ford 5000 homes</p>	<ul style="list-style-type: none"> • A very small part of the site has good physical access to existing early years and primary education. The proposals also allow for the provision of 2 new primary schools. However secondary school access will be more limited as children would need to travel to existing facilities in other settlements.
		<p>+ Option 3 Inland Settlements</p> <p>++ Westergate / Eastergate / Barnham 2,500 homes</p> <p>+ Littlehampton 1,400 homes</p>	<ul style="list-style-type: none"> • There is relatively good access to existing schools. • The potential development at Littlehampton has easier access to existing schools and with public transport into the town centre there would be a greater choice of schools.

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		+ Angmering 1,500 homes	<ul style="list-style-type: none"> • There is good access to existing schools.
Access with capacity to Health Care	2.6 What is the potential of the area to deliver good access to existing and/or to create new health care facilities?	General Comments	<p>These results are based on physical access to existing facilities and judgement as to likelihood of provision of new facilities. Information on capacity was not available at the time of the assessment.</p> <p>There is a lack of access to acute care across all 3 growth options.</p>
		++ Option 1 Urban Extensions	<ul style="list-style-type: none"> • Both the urban extensions through links to their town centres offer better access to a range of health care facilities, especially GPs and dentists. • Limited access although there is better access to Worthing facilities
		+ Bognor Regis 2,500 homes + Littlehampton 2,000 homes + + Angmering 500 homes	
		+ Option 2 Ford 5,000 homes	<ul style="list-style-type: none"> • There is currently limited access to health care provision. Although there is the potential of new facilities with the new development, it is not clear as to the phasing of this social infrastructure.
+ Option 3 Inland Settlements	<ul style="list-style-type: none"> • Existing provision is not good in rural areas generally, although there is better access to Chichester facilities • Littlehampton through links to its town centre offer better access to a range of health care facilities, especially GPs and dentists. • Limited access, although there is better access to Worthing facilities 		
++ Westergate / Eastergate / Barnham 2,500 homes			
+ Littlehampton 1,400 homes + Angmering 1,500 homes			
Access with capacity to Community Facilities	2.7 Will the area deliver good access to existing and/or the potential to provide	General Comments	<p>These results are based on physical access to existing facilities and judgement as to likelihood of provision of new facilities. Information on capacity was not available at the time of the assessment.</p>

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	new Community Facilities?	<p>+ + Option 1 Urban Extensions</p> <p>+ + Bognor Regis 2,500 homes</p> <p>+ Littlehampton 2,000 homes</p> <p>+ + Angmering 500 homes</p>	<ul style="list-style-type: none"> • Good access to community facilities • More limited access than Bognor Regis, although the library is open till 7pm which provides better access for people who work within normal working hours. • Good access, Angmering has active community organisations which provide range of communities events
		<p>+ Option 2 Ford 5,000 homes</p>	<ul style="list-style-type: none"> • Currently limited access, the size of the potential settlement means there is not the critical mass to provide a wide range of community facilities, although one of the requirements of the eco-town is to encourage and provide community based facilities and activities. However, it is considered that the type of people who may choose to locate here are more likely to actively take part in community activities and would help foster a sense of community.
		<p>+ Option 3 Inland Settlements</p> <p>++ Westergate / Eastergate / Barnham 2,500 homes</p> <p>+ Littlehampton 1,400 homes</p> <p>+ Angmering 1,500 homes</p>	<ul style="list-style-type: none"> • Good access to a range of community facilities • Public centre at Westergate • More limited access than Bognor, although the library is open until 7pm which provides good access. The relief road will allow better connection to the existing leisure centre. • Good access, Angmering has active community organisations which provide range of communities events
Access to Green Infrastructure	2.8 What is the potential of the area to deliver good access to existing	General Comments	<p>These results are based on physical access to existing facilities and judgement as to the likelihood of provision of new facilities.</p> <p>Generally Arun has contains a good supply of open space across all the open space categories. In order to</p>

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	and/or to create new Green Infrastructure?		<p>differentiate between the different growth options access to green infrastructure in this context relates to results of the Open Space Study 2008. The categories for open space are:</p> <ul style="list-style-type: none"> • parks and garden • natural and semi natural open space • amenity green space, outdoor sports facilities • provision for children and teenagers • allotments and community gardens • the beach/coastal areas • green corridors • churchyards and cemeteries • civic spaces
		<p>+ + Option 1 Urban Extensions</p> <p>+ +Bognor Regis 2,500 homes</p> <p>+ + Littlehampton 2,000 homes</p> <p>+ + Angmering 500 homes</p>	<ul style="list-style-type: none"> • Good access to existing green infrastructure– Outdoor Facilities, Allotments, Amenity, Children’s play area • Good access to existing green infrastructure - Outdoor Facilities, Allotments, Amenity, Children’s, Parks and Gardens • Good access to existing green infrastructure - Outdoor Facilities, Allotments, Amenity, Children’s, Parks and Gardens
		<p>+ Option 2 Ford 5,000 homes</p>	<ul style="list-style-type: none"> • There is currently limited access to existing green infrastructure. There is potential for new provision, although as the majority of this will be newly created, the financial implications are more acute in the current economic climate
		<p>+ + Option 3 Inland Settlements</p> <p>+ Westergate / Eastergate / Barnham 2,500 homes</p> <p>+ + Littlehampton 1,400 homes</p> <p>+ + Angmering 1,500 homes</p>	<ul style="list-style-type: none"> • Limited access to a range of existing green infrastructure , although there is good provision of outdoor facilities • Good access to existing green infrastructure - Outdoor Facilities, Allotments, Amenity, Children’s, Parks and Gardens • Good access to existing green infrastructure - , Outdoor Facilities, Allotments, Amenity, Children’s,

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		Parks and Gardens	
Access with capacity to Emergency and Essential Services	2.9 What is the potential of the area to deliver good access to existing and/or to create new Emergency and Essential Services: Police	General Comments	These results are based on the physical access to existing facilities and judgement as to the ability of these services to provide an adequate service to the new growth areas.
		++ Option 1 Urban Extensions	<ul style="list-style-type: none"> • There are 24 hours Police Stations in Bognor Regis and Littlehampton • Currently there is a limited service
		++ Bognor 2,500 homes ++ Littlehampton 2,000 homes - Angmering 500 homes	
- Option 2 Ford	5,000 homes	<ul style="list-style-type: none"> • Very limited access to Fire or Ambulance services • Fire services are based on part time employees, response times will be harder as people live further away. The availability of resources is already problem in the Ford area, Further growth will exacerbate issues of service coverage. • Ambulances services experience similar issues. Response times are based on the deployment of vehicles in strategic locations. • Limited access to Police services but Neighbourhood Policing model currently has officers assigned to every ward including Ford 	
+ Option 3 Inland Settlements	+ Westergate / Eastergate / Barnham 2,500 homes ++ Littlehampton 1,400 homes 0 Angmering 1,500 homes	<ul style="list-style-type: none"> • Relatively good provision of services, would necessitate the redeployment of ambulance vehicles • There is 24 hours Police Stations in Littlehampton • Currently provision is limited although there would be more strategic deployment for services with greater growth in Angmering 	

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Access to Local Retail Facilities	2.10 What is the potential of the area to deliver good access to existing and/or to create new local retail facilities?	General Comments	These results are based on physical access to existing facilities and judgement as to likelihood of provision of new facilities.
		++ Option 1 Urban Extensions	<ul style="list-style-type: none"> Limited access, although with good public transport and walking and cycling links into the town centre this option will provide access to range of local retail facilities Limited access, although with good public transport and walking and cycling links into the town centre this option will provide access to range of local retail facilities Limited access to range of local retail facilities – food store
		++ Bognor Regis 2,500 homes ++ Littlehampton 2,000 homes + Angmering 500 homes	
		0 Option 2 Ford	<ul style="list-style-type: none"> Poor current access. Although the new development will provide some local retail facilities, there will not be the critical mass of people to sustain wide range of local retail facilities.
Access to Leisure, Entertainment and Cultural	2.11 What is the potential of the area to deliver good access to existing	General Comments	Arun does not have a vast range of entertainment and cultural facilities and most of the higher order facilities are accessed outside the District.
		+ Option 3 Inland Settlements	<ul style="list-style-type: none"> Good access to local retail facilities- food store, petrol, post office Limited access, although with good public transport and walking and cycling links into the town centre this option will provide access to range of local retail facilities Limited access to range of local retail facilities, although the potential increase in population may allow for provision of more local retail facilities
		+ + Westergate / Eastergate / Barnham 2,500 homes + Littlehampton 1,400 + Angmering 1,500 homes	

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Facilities	and/or to create new leisure, entertainment and cultural facilities?	++ Option 1 Urban Extensions ++ Bognor Regis 2,500 homes ++ Littlehampton 2,000 homes + Angmering 500 homes	<ul style="list-style-type: none"> • Most of the entertainment and cultural facilities are located in the urban areas of Bognor Regis and Littlehampton • The local communities do provide some existing locally based entertainment facilities
		- Option 2 Ford 5,000 homes	<ul style="list-style-type: none"> • Ford will not provide the critical mass of people to be able to provide an extensive range of entertainment and cultural facilities • Ford's proximity to Arundel will allow for some access to cultural festivals
		+ Option 3 Inland Settlements + Westergate / Eastergate / Barnham 2,500 homes + Littlehampton 1,400 homes + Angmering 1,500 homes	<ul style="list-style-type: none"> • There is limited provision of entertainment and cultural facilities • Most of the entertainment and cultural facilities are located in the urban areas of Bognor Regis and Littlehampton • The local communities do provide some existing locally based entertainment facilities

SA Objective 3: Ensure a Diverse and Thriving Economic Base to support Arun's Growth

Criteria	Questions for Spatial Options	Options	Comment
Employment opportunities	3.1 What is the potential of the growth areas to deliver new	General Comments	There is limited information available as to the potential of options to deliver different employment opportunities.
		++ Option 1 Urban Extensions	

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	employment opportunities?	<p>++ Bognor Regis 2,500homes</p> <p>+Littlehampton 2,000 homes</p> <p>0 Angmering 500 homes</p>	<ul style="list-style-type: none"> • Some onsite employment provision could be sought as part of all strategic housing developments • Potential for site at Oldland's Farm to deliver some employment opportunities as well as SME provision due to the concentration of existing business infrastructure support
		<p>+ Option 2 Ford 5,000 homes</p>	<ul style="list-style-type: none"> • Although the Ford proposal claims significant employment opportunities, there is concern that the evidence to support this is not robust. There may be some employment opportunities delivered as a result of the eco town status Ford offers. However the scale proposed requires much greater evidence than currently provided.
		<p>+ Option 3 Inland Settlements</p> <p>+ Westergate / Eastergate / Barnham 2,500homes</p> <p>+ Littlehampton 1,400homes</p> <p>+ Angmering 1,500 homes</p>	<ul style="list-style-type: none"> • Potential for site at Oldland's Farm to deliver some employments opportunities • There may be limited employment opportunities delivered through SME provision due to the concentration of existing business infrastructure support • Angmering is less able to deliver employment opportunities
Skills	N/a	N/a	N/a
Income	N/a	N/a	N/a
Inward Investment	3.4 What is the potential of the growth areas to attract inward investment?	<p>General Comments</p> <p>+ Option 1 Urban Extensions</p> <p>+ Bognor Regis 2,500 homes</p> <p>+ Littlehampton</p>	<p>Arun needs an overarching Economic Strategy if it is to attract large scale inward investment and develop new growth industries.</p> <ul style="list-style-type: none"> • Both Littlehampton and Bognor Regis offer some attraction for inward investment due to existing business infrastructure. In Bognor Regis expansion of the University of Chichester has the potential to create important links within the business community

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		2,000 homes 0 Angmering 500homes	<ul style="list-style-type: none"> Limited potential for attracting inward investment
		++ Option 2 Ford 5,000 homes	<ul style="list-style-type: none"> Due to Ford's eco town status there maybe potential to attract inward investment from companies with green credentials and aspirations
		+ Option 3 Inland Settlements 0 Westergate / Eastergate / Barnham 2,500 homes + Littlehampton 1,400 homes + Angmering 1,500 homes	<ul style="list-style-type: none"> Limited potential for attracting inward investment Littlehampton offers some attraction for inward investment due to existing business infrastructure and the potential of the University to create important links within the business community Limited potential for attracting inward investment
Visitor Economy	N/a	N/a	N/a
Local Business Enterprise	3.6 What is the potential of development in the growth area to encourage and support business start-ups and assist SMEs?	General Comments	
		++ Option 1 Urban Extensions ++ Bognor Regis 2,500 homes ++ Littlehampton 2,000 homes 0 Angmering 500 homes	<ul style="list-style-type: none"> Both Bognor Regis and Littlehampton have the critical mass to provide a range of business support services for SMEs. Limited potential for encouraging and supporting SMEs
		+ Option 2 Ford 5,000 homes	<ul style="list-style-type: none"> There may be some opportunity for SMEs. Although the overall land take would be higher than the other options, in view of the need to provide all the required infrastructure Ford may be attractive for SMEs to associate themselves.

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		<p>+ Option 3 Inland Settlements</p> <p>+ Westergate / Eastergate / Barnham 2,500 homes</p> <p>++ Littlehampton 1,400 homes</p> <p>0 Angmering 1,500 homes</p>	<ul style="list-style-type: none"> • SMEs may be attracted to the Villages due to cheaper land and more attractive setting • Littlehampton has the critical mass to provide a range of business support services for SMEs.
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SA Objective 4: Improve the Vibrancy of Arun's Town Centres			
Criteria	Questions for Spatial Options	Options	Comment
Regeneration	4.1 What is the potential of the growth areas to contribute to the regeneration objectives identified in Bognor Regis and Littlehampton's Town Centres?	General Comments	Although the original master plans for Bognor Regis and Littlehampton focused on the regeneration of the town centres, more recent thinking and proposals have a wider scope which incorporates regeneration objectives for the entire urban areas.
		<p>++ Option 1 Urban Extensions</p> <p>++ Bognor Regis 2,500 homes</p> <p>++ Littlehampton 2,000 homes</p> <p>+ Angmering 500 homes</p>	<ul style="list-style-type: none"> • The residents who will live in the developments at Bognor Regis and Littlehampton will add to the overall critical mass of the towns and are more likely to use towns' facilities and contribute to the regeneration objectives.
		0 Option 2 Ford	<ul style="list-style-type: none"> • This may actively move the focus of potential investment away from Littlehampton and Bognor Regis due to the amount of development at Ford. However Ford's status as an Eco Town may bring positive benefits and add to the wider regeneration objectives of Littlehampton and Bognor Regis.
		<p>0 Option 3 Inland Settlements</p> <p>- Westergate / Eastergate / Barnham</p>	<ul style="list-style-type: none"> • This may actively move the focus of potential investment away from Littlehampton and Bognor Regis.

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		2,500 homes ++ Littlehampton 1,400 homes - Angmering 1,500 homes	<ul style="list-style-type: none"> The people who will live in the development at Littlehampton will add to the overall critical mass of the town and are more likely to use the town's facilities and contribute to the regeneration objectives. This may actively moves focus of potential investment away from Littlehampton and Bognor
Night-Time Economy in Town Centres	N/a	N/a	N/a
Town Centre Retail	N/a	N/a	N/a
Leisure, Entertainment and Culture	N/a	N/a	N/a

SA Objective 5: Ensure efficient and sustainable movement within and beyond Arun			
Criteria	Questions for Spatial Options	Options	Comment
Traffic Congestion	5.1 What will be the net effect of the potential development in the growth areas on the capacity of the highway network?	General Comments	The results are based on work undertaken in the Strategic Transport Study 2007. Although the level of development in the options tested is not exactly comparable, local experts deemed the figures were similar enough to make a valid judgement.
		- Option 1 Urban Extensions	<ul style="list-style-type: none"> Although development might not generate new areas of congestion, both A259 and B2166 are already over capacity A284 would be made over capacity There will be effects but these are able to be mitigated
		- - Option 2 Ford	<ul style="list-style-type: none"> Development significantly impact local surrounding road network Roads are already over capacity – development will worsen local road conditions. Congestion appears on B2132, Ford Road will also developed some capacity issues Congestion will add to that on A27 at Arundel

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		<p>- Option 3 Inland Settlements</p> <p>0 Westergate / Eastergate / Barnham 2,500 homes</p> <p>- Littlehampton 1,400 homes</p> <p>- Angmering 1,500 homes</p>	<ul style="list-style-type: none"> • Does not create any capacity issues • Congestion on A29 between Eastergate and Westergate already exists and will remain similar with development • Main capacity issue at A27 / B2233 junction • Improvements to A29 at Barnham • A284 is made over capacity • A259 – less problems at Angmering
Road Safety	What is the potential of development in the area to contribute to improving road safety?	N/a	N/a
Public Transport	5.3 What is the likely long term potential of development in the area to provide good access to frequent public transport?	General Comments	These results were based on the Settlement Sustainability Study 2007 which examined existing frequency of buses and access to train stations.
		<p>++ Option 1 Urban Extensions</p> <p>+ Bognor Regis 2,500 homes</p> <p>++Littlehampton 2,000 homes</p> <p>- Angmering 500 homes</p>	<ul style="list-style-type: none"> • There is good connectivity along the 700 bus route with further investment planned resulting from the Coastal Expressway Initiative. • Good level of provision • Good level of provision • Poor level of provision
		<p>0 Option 2 Ford 5,000 homes</p>	<ul style="list-style-type: none"> • Poor level of provision (Yapton) • Fair level of provision (Ford) Access to Ford Rail Station

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			<ul style="list-style-type: none"> The Ford proposals will significantly improve the current level of public transport provision, however, it is considered that the existing proposals are unrealistic considering the resultant long term funding implications and the current provision within the rest of the District.
		<p>0 Option 3 Inland Settlements</p> <p>- Westergate / Eastergate / Barnham 2,500 homes</p> <p>+ Littlehampton 1,400 homes</p> <p>- Angmering 1,500 homes</p>	<ul style="list-style-type: none"> Very poor level of provision (Westergate) Poor level of provision (Eastergate) Fair level of provision (Barnham) Access to Barnham Station Good level of provision Poor level of provision
Walking and Cycling	5.4 What is the potential of development in the growth areas to provide opportunities for walking and cycling?	<p>General Comments</p>	This criterion relates to the creation of convenience links to services and facilities and the creation of routes through existing settlements.
		<p>++ Option 1 Urban Extensions</p> <p>++ Bognor Regis 2,500 homes</p> <p>+ Littlehampton 2,000 homes</p> <p>+ + Angmering 500 homes</p>	<ul style="list-style-type: none"> Urban extensions provide greater opportunities for the creation of convenient links to existing services and facilities in the existing settlements There are already good links into Angmering, the potential development will be able to access those links
		<p>+ Option 2 Ford 5,000 homes</p>	<ul style="list-style-type: none"> Although there are good external walking routes for recreational opportunities, there are limited opportunities to access a range of services and facilities due to the critical mass of Ford not being able to provide a range of services and facilities which are convenient to walk or cycle to. Links to other settlements' services and facilities will be more limited
		<p>+ Option 3 Inland Settlements</p> <p>+ Westergate / Eastergate / Barnham 2,500 homes</p>	<ul style="list-style-type: none"> There are limited opportunities to link into existing routes to services and facilities

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		<p>+ Littlehampton 1,400 homes</p> <p>++ Angmering 1,500 homes</p>	<ul style="list-style-type: none"> The urban extension at Littlehampton provides greater opportunities for the creation of convenient links to existing services and facilities in the existing settlement There are already good links into Angmering, the potential development will be able to access those links
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SA Objective 6: Enhance Arun’s Environmental Integrity

Criteria	Questions for Spatial Options	Options	Comment
Local Distinctiveness	6.1 What is the potential of development in the growth areas to maintain/enhance the distinctive character of Arun’s settlements, built environment and landscapes?	General Comments	Results are based on Arun’s Landscape Study and EDAW’s Urban Design Analysis
		++ Option 1 Urban Extensions	<ul style="list-style-type: none"> This growth option not only works with the historic settlement pattern of Arun but also accords with the conclusions of Arun’s Landscape Study which concluded that urban extensions had the most capacity to take change.
		++ Bognor Regis 2,500 homes	<ul style="list-style-type: none"> Bognor Regis is in the Lower Coastal Plain. It has an exposed character with long distance views of the South Downs. It is quite open, mainly flat with slight rises. There are large field patterns and development would be bounded by waterways and rifes. Development in this area would consolidate the existing urban extension of Bognor Regis at Site 6.
		++ Littlehampton 2,000 homes	<ul style="list-style-type: none"> Littlehampton is in the lower coastal plain and river valley. One of the potential sites has an exposed character and the other is contained. To the north of Littlehampton, the landscape is currently covered by glass houses. The sites are open and the long distance views can be exceptional from Sussex Downs, however, the existing glasshouse complexes are damaging to these views. The proposed Toddingham Nurseries site protrudes from the existing urban boundary and would have distinctive impact on the landscape.
		++Angmering 500 homes	<ul style="list-style-type: none"> Angmering lies within the lower coastal plain and upper coastal plain. Potential development would be between the existing built up area and the A280 and/or A259.
		-- Option 2 Ford 5,000 homes	<ul style="list-style-type: none"> This option would break up the strategic urban structure of Arun of defined settlements within a rural environment.

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			<ul style="list-style-type: none"> • It would be destructive to existing character of the rural landscape and does not accord with the existing pattern of settlements. • Due to its proximity to existing urban settlements there is a danger that Ford may become a conurbation over time. • The views within Arun are also negatively affected. Ford will be seen throughout all of Arun Valley and will have a massive visual impact from Arundel and the South Downs.
		<p>- Option 3 Inland Settlements</p> <p>- Westergate / Eastergate / Barnham 2,500 homes</p> <p>+Littlehampton 1,400 homes</p> <p>- Angmering 1,500 homes</p>	<ul style="list-style-type: none"> • The development would significantly change the character of the existing settlements. • The potential development does however offer opportunities to increase social cohesion, improve transport links and increase the provision of facilities. • Currently the potential sites are quite large exposed sites and will produce a much more urban character to the area. • Littlehampton is in the lower coastal plain and river valley. One of the potential sites has an exposed character and the other is contained. • To the north of Littlehampton, the landscape is currently covered by glass houses. The sites are open and the long distance views can be exceptional from Sussex Downs, however, the existing glasshouse complexes are damaging to these views. • The proposed Toddingham Nurseries site protrudes from the existing urban boundary and would have distinctive impact on the landscape. • Angmering just about retains its character as an individual settlement. A development of 1,500 homes will completely change its character and there is a danger of coalescence with the coastal urban area
Historic Environment	6.2 What will be the potential impact of development in the growth areas	General Comments	Development can have a positive effect on the historic environment through enabling the advancement of historic knowledge and the excavation of sites. Negative effects include inappropriate development adjacent to listed buildings or high quality landscapes.
		++ Option 1 Urban Extensions	<ul style="list-style-type: none"> • Development of this scale in the urban extensions would allow for a coordinated and

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	on the historic environment?	<p>++Bognor Regis 2,500 homes</p>	<p>comprehensive approach to the assessment and management of archaeological remains.</p> <ul style="list-style-type: none"> The listed buildings are very isolated and their settings could be affected by potential development; this could be positive or negative depending on the design of the development. There may be a potential impact on special character of the North Bersted.
		<p>++ Littlehampton 2,000 homes</p>	<ul style="list-style-type: none"> Development of this scale in the urban extensions would allow for a coordinated and comprehensive approach to the assessment and management of archaeological remains There may be some visual impact on villages of Poling and Lyminster. Their present outlook is very rural There may be impact on the historic area of Toddington
		<p>0 Angmering 500 homes</p>	<ul style="list-style-type: none"> There may be a potential impact on village's conservation area, however new development may be focused on the eastern fringe of the village so the impact will be minimal
		<p>-- Option 2 Ford</p>	<ul style="list-style-type: none"> There may be impact on Yapton's village conservation area, especially around the church and churchyard. The setting of Ford Parish Church and other nearby Listed Buildings could also be affected
		<p>- Option 3 Inland Settlements</p> <p>-- Westergate / Eastergate / Barnham 2,500 homes</p> <p>- Littlehampton 1,400 homes</p> <p>0 Angmering 1,500 homes</p>	<ul style="list-style-type: none"> Any development to the south of Eastergate would have a strong impact on nature and character of the conservation area. Views to Eastergate from railway will also be affected Maybe some visual impact on villages of Poling and Lyminster. Their present outlook is very rural There may be impact on the historic area of Toddington There may be a potential impact on village's conservation area. The majority of the new development however will be located on the eastern fringe of the village, therefore the potential impact will be minimal
Designated Environmental	6.3 What will be the potential	General Comments	

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Sites	impact of development in the growth areas on designated environmental sites?	<p>-- Option 1 Urban Extensions</p> <p>- Bognor Regis 2,500 homes</p> <p>0 Littlehampton 2,000 homes</p> <p>0 Angmering 500 homes</p>	<ul style="list-style-type: none"> • There may be potential impact on the Pagham Harbour SAC and SSSI, any development would need appropriate mitigation • The area to west of the River Arun to Climping Beach SSSI is the last remaining gap on the coast which links to the Downs and therefore is very important in a local context. Development at Littlehampton could potentially impact on this area. • No significant effects
		<p>-- Option 2 Ford 5,000 homes</p>	<ul style="list-style-type: none"> • No significant effects on officially recognised sites, however the area to west of the River Arun to Climping Beach SSSI is the last remaining gap on the coast which links to the Downs and therefore is very important in a local context. The scale of the development at Ford could potentially have a large impact on this area.
		<p>- Option 3 Inland Settlements</p> <p>0 Westergate / Eastergate / Barnham 2,500 homes</p> <p>- Littlehampton 1,400 homes</p> <p>0 Angmering 1,500 homes</p>	<ul style="list-style-type: none"> • No significant effects • The area to west of the River Arun to Climping Beach SSSI is the last remaining gap on the coast which links to the Downs and therefore is very important in a local context. Development at Littlehampton could potentially impact on this area. • No significant effects
Biodiversity	6.4 What will be the potential impact of	General Comments	Although development may negatively impact biodiversity, development also offers the opportunity to significantly enhance biodiversity within an area.

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	development in the growth areas in terms of biodiversity?	<p>+ Option 1 Urban Extensions</p> <p>+ Bognor Regis 2,500 homes</p> <p>+ Littlehampton 2,000 homes</p> <p>0 Angmering 500 homes</p>	<ul style="list-style-type: none"> • There is a low density of biodiversity in the area. • Although there is a low density of biodiversity in Littlehampton, the removal of the glass houses provides the opportunity to enhance biodiversity and improve the current situation. The site is next to the Grazing Marsh however does provide opportunities to potentially enhance biodiversity in the area. • No significant impact
		<p>+ Option 2 Ford 5,000 home</p>	<ul style="list-style-type: none"> • Ford is located within an area which has a very high density of biodiversity and rare and protected species. Although Ford will have a large impact on the area in terms of land take, it will provide a lot of opportunities to enhance biodiversity in the area.
		<p>0 Option 3 Inland Settlements</p> <p>- Westergate / Eastergate / Barnham 2,500 homes</p> <p>+ Littlehampton 1,400 homes</p> <p>0 Angmering 1,500 homes</p>	<ul style="list-style-type: none"> • This area currently has medium density of biodiversity with a significant number of rare and protected species within the site area. Any development would need to mitigate any negative effects and enhance the existing biodiversity situation. • Development would interrupt the existing field pattern and the established networks will be lost • Although there is a low density of biodiversity in Littlehampton, the removal of the glass houses provides the opportunity to enhance biodiversity and improve the current situation • The site is next to the Grazing Marsh however does provide opportunities to potentially enhance biodiversity in the area. • No significant impact – the area has a low density of biodiversity with low numbers of rare and protected species in the vicinity
Water Quality	6.5 What will be the potential impact of development in the growth areas on the water quality in Arun?	<p>General Comments</p>	<p>There are major supply and demand capacity issues across the whole of the Arun area, as indeed the whole of the South East.</p> <p>Bognor Regis, Littlehampton, Angmering and Ford all drain into the Ford catchment area and therefore have the same impact on sewage network, however Westergate, Eastergate and Barnham drain into the Lidsey catchment area where the capacity is unknown at this time.</p>

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		<p>--Option 1 Urban extensions</p> <p>- - Bognor Regis 2,500 homes</p> <p>- Littlehampton 2,000 homes</p> <p>0 Angmering 500 homes</p>	<ul style="list-style-type: none"> • Pagham Harbour is a very sensitive area and its close proximity to the potential development site means there may be negative impact on the water quality adjacent to the SSSI • There is current capacity at Bognor Regis for the transportation of waste water to the Ford site. • Extra capacity would need to funded by developers • There are no significant impacts
		<p>0 Option 2 Ford 5,000 homes</p>	<ul style="list-style-type: none"> • Ford sewage system is relatively new and the pipe network has some spare capacity. • There is possibility that the network could be reconfigured rather than increasing the pipes. • A long term option is to re-pump the treated water up to Hardham to replenish the River Arun, allowing increased abstraction upstream.
		<p>--Option 3 Inland settlements</p> <p>- - Westergate / Eastergate / Barnham 2,500 homes</p> <p>- Littlehampton 1,400 homes</p> <p>0 Angmering 1,500 homes</p>	<ul style="list-style-type: none"> • There are higher costs to treat water which drains into the Lidsey catchment as the other catchment areas in Arun as it is treated to a high standard • Extra capacity would need to funded by developers • There are no significant impacts
<p>Flood Risk</p>	<p>6.6 Is development proposed in an area at risk of flooding?</p>	<p>General Comments</p>	<p>Arun District is affected to varying degrees by all five sources of flooding, although the sources affecting the most land are from fluvial (rivers), the tidal (sea) and groundwater. The River Arun is one of the fastest flowing rivers in the country. The District also has seven critical ordinary watercourses. The majority of Arun lies within Flood Zone 1, low probability risk with less than 1 flood in 1000 year.</p>

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		<p>-- Option 1 Urban Extensions</p> <p>- - Bognor Regis 2,500 homes</p> <p>- - Littlehampton 2,000 homes</p> <p>- Angmering 500 homes</p>	<ul style="list-style-type: none"> • The site lies with Flood Zone 1 and is mainly affected by groundwater flooding. The area around North Bersted experiences water problems with the water table rising to within 2 feet of the surface. • The ground conditions around the Littlehampton sites are not good for installation of SUDS (Sustainable Urban Drainage Systems) due to the topography of the land and the height of the water table. • The area within the north of Littlehampton which is in Flood Zone 2 and 3 is proposed as open space and however there will be no housing development on it. • There are no significant problems for Angmering although a very small area lies within Zone 3. The north part of the potential site is better protected from flood risk as there is already a SUDS system installed.
		<p>- Option 2 Ford 5,000 homes</p>	<ul style="list-style-type: none"> • Small areas to the north of the site lie within Flood Zone 2 and 3, however there is no history of groundwater flooding at Ford and there has also been no real monitoring of the site conditions
		<p>-- Option 3 Inland Settlements</p> <p>- - Westergate / Eastergate / Barnham 2,500 homes</p> <p>- - Littlehampton 1,400 homes</p>	<ul style="list-style-type: none"> • Small parts of this area lie within Flood Zones 2 and 3. • There is the potential for surface water flooding, through the pressurised effects of water coming down of the Sussex Downs • There are opportunities to install a system where the water would be slowly discharged into the water courses • The ground conditions around the Littlehampton sites are not good for installation of SUDS (Sustainable Urban Drainage Systems) due to the topography of the land and the height of the water table. • The area within the north of Littlehampton which is in Flood Zone 2 and 3 is proposed as open space and however there will be no housing development on it.

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		- Angmering 1,500 homes	<ul style="list-style-type: none"> There are no significant problems for Angmering although a very small area lies within Zone 3. The north part of the potential site is better protected from flood risk as there is already a SUDS system installed
Air Quality	6.7 Will development in the growth areas reduce air quality?	General Comments	<p>Arun does not contain any AQMAs (Air Quality Management Areas).</p> <p>The main causes of reduction in air quality are road transport and polluting activities.</p>
		- Option 1 -Urban Extensions	<ul style="list-style-type: none"> Development will increase the number of vehicles moving around the area, which will have a negative impact on air quality in the area
		- Option 2 Ford	<ul style="list-style-type: none"> There is the potential for odour from the sewage works at Ford, although the situation has improved Ford is already committed to large amounts of traffic, especially HGV traffic to the Industrial Estate, Wastewater Treatment Works and recycling facility. If the Arundel Bypass does not go ahead, Ford will experience a significant increase in congestion, which will have a negative impact on air quality in the area.
		- Option 3 Inland Settlements	<ul style="list-style-type: none"> Development will increase the number of vehicles moving around the area, which will which will have a negative impact on air quality in the area
		- Bognor Regis 2,500 homes	
		- Littlehampton 2,000 homes	
		0 Angmering 500 homes	
Noise Pollution	6.8 Will development in the growth areas	General Comments	This criterion examines the effects of noise polluters on people who would be living in the new development areas. In all the growth options the effects of noise from rail and road influences should be able to be mitigated through appropriate landscaping and noise buffering.

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	impact sensitive noise receptors?	<p>- Option 1 Urban Extensions</p> <p>0 Bognor Regis 2,500 homes</p> <p>- Littlehampton 2,000 homes</p> <p>- Angmering 500 homes</p>	<ul style="list-style-type: none"> • Other than the roads there are no major noise pollutants. • There may be a slight impact from the proximity of the roads and railway as well as the potential development area being adjacent to an industrial area with mixed uses. • There may be a slight impact from the A280 Bypass, and potential impact from recreational uses in the area such as the race track, noise from school, etc
		<p>- - Option 2 Ford</p> <p>5,000 homes</p>	<ul style="list-style-type: none"> • The railway line to the north of the site may create a slight impact on noise • There will be impacts from the industrial uses within site, for example the Block-Making Plant, recycling facility and other industries. • There will also be significant heavy commercial vehicles use with a 24 hours Material Recovery Facility.
		<p>- Option 3 Inland Settlements</p> <p>- Westergate / Eastergate / Barnham 2,500homes</p> <p>- Littlehampton 1,400 homes</p> <p>- Angmering 1,500 homes</p>	<ul style="list-style-type: none"> • The railway would be a significant noise polluter although it could be mitigated through appropriate landscaping • There may be a slight impact from the proximity of roads and railway as well as the potential development area being adjacent to an industrial area with mixed uses. • There may be a slight impact from the Bypass, and potential impact from recreational uses in the area such as the race track, noise from school, etc
Coastal Erosion	6.9 Will development in the growth areas have a negative impact on the coastal protection standard in the area?	<p>General Comments</p>	None of the growth options are close enough to the coast to have an impact on the rate of coastal erosion
		<p>0 Option 1 Urban Extensions</p> <p>Bognor Regis 2,500 homes</p> <p>Littlehampton 2,000 homes</p>	

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		Angmering 500 homes	
		0 Option 2 Ford 5,000 homes	
		0 Option 3 Inland Settlements Westergate / Eastergate / Barnham 2,500 homes Littlehampton 1,400 homes Angmering 1,500 homes	
Beach Quality	6.10 Will development in the growth areas have a potential impact on the quality of local beaches?	General Comments	None of the growth options are close enough to the coast to have an impact on the quality of beaches
		0 Option 1 Urban Extensions Bognor Regis 2,500 homes Littlehampton 2,000 homes Angmering 500 homes	
		0 Option 2 Ford 5,000 homes	
		0 Option 3 Inland Settlements Westergate / Eastergate / Barnham 2,500 homes Littlehampton 1,400 homes Angmering	

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		1,500 homes	
Land Contamination	6.11 Will development in the growth areas remediate land contamination?	General Comments	There is insufficient information about land contamination in the District, more information is needed to make an informed assessment
		? Option 1 Urban Extensions	
		0 Bognor Regis 2,500 homes	No potential contaminated sites
		0 Littlehampton 2,000 homes	No potential contaminated sites
		0 Angmering 500 homes	No potential contaminated sites
		- Option 2 Ford 5,000 home	The Airfield may contain potential contamination although there is insufficient information available.
		0 Option 3 Inland Settlements	
		0 Westergate / Eastergate / Barnham 2,500 homes	No potential contaminated sites
		0 Littlehampton 1,400 homes	No potential contaminated sites
		0 Angmering 1,500 homes	No potential contaminated sites

SA Objective 7: Maximise natural resource efficiency

Criteria	Questions for Spatial Options	Options	Comment
Energy Supply and Demand	7.1 What is the potential of development in the growth areas to reduce carbon emissions from energy?	General Comments	500 homes are needed to support a CHP station therefore all options have the opportunity for this. Wind turbines are relatively inexpensive; their pay back is about 3 months, although this is likely to raise concerns with the community.
		+ Option 1 Urban Extensions + Bognor Regis	<ul style="list-style-type: none"> Each growth option would be able to support a CHP facility but the urban extensions option

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		<p>2,500 homes</p> <p>+ Littlehampton 2,000 homes</p> <p>+ Angmering 500 homes</p>	<p>would mean the provision is fragmented</p> <ul style="list-style-type: none"> • There is lots of potential for wind power on the strip of land between Littlehampton and Bognor Regis, although this has a high visual impact
		<p>++ Option 2 Ford 5,000 homes</p>	<ul style="list-style-type: none"> • There are opportunities for CHP provision, wind and tidal energy generation • Due to economies of scale 5,000 homes would allow for one large scale CHP station. Southern Water has also potentially indicated that there may be a CHP station proposed at Ford regardless of development there, although the growth option would allow for the financial responsibility to be evenly spread • There is lots of potential for wind power on the strip of land between Littlehampton and Bognor Regis, although this has a high visual impact • The tidal reach in the River Arun advances up to Arundel, therefore there is the potential for tidal energy generation
		<p>+ Option 3 Inland Settlements</p> <p>+ Westergate / Eastergate / Barnham 2,500 homes</p> <p>+ Littlehampton 1,400 homes</p> <p>+ Angmering 1,500 homes</p>	<ul style="list-style-type: none"> • This option would allow the potential for both CHP and wind power generation. • Each development would be able to support a CHP facility but there would be fragmented provision • There is lots of potential for wind power on the strip of land between Littlehampton and Bognor Regis, although this has a high visual impact
Waste	7.2 What are the infrastructure opportunities for waste reduction?	General Comments	The waste cycle collection is the same for all 3 growth options. Each option has the critical mass for community scale waste recycling.

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		<p>+ Option 1 Urban Extensions</p> <p>+ Bognor Regis 2,500 homes</p> <p>+ Littlehampton 2,000 homes</p> <p>0 Angmering 500 homes</p>	<ul style="list-style-type: none"> There are existing household waste facilities at Littlehampton and Bognor Regis
		<p>+ Option 2 Ford</p> <p>5,000 homes</p>	<ul style="list-style-type: none"> The proposal for energy generation from waste facility has been abandoned. To power 5,000 homes you would need waste from the region of 25,000 homes and to heat 5,000 you would need waste from the region of 12,500 homes. One of Ford's proposals is that the waste produced per person will be lower than the average for Arun, the facility would therefore need to potentially import waste from outside the District in order to sustain it.
		<p>+ Option 3 Inland Settlements</p> <p>+ Westergate / Eastergate / Barnham 2,500 homes</p> <p>+ Littlehampton 1,400 homes</p> <p>+ Angmering 1,500 homes</p>	<ul style="list-style-type: none"> There are household waste facilities at Littlehampton and Bognor Regis although these are several miles from potential development locations
Water Resources	7.3 What is the potential of the growth areas for water recycling?	<p>General Comments</p>	<p>The opportunities for fitting new facilities for water reduction within new development is the same for all 3 growth options.</p> <p>On the west side of the District, Portsmouth Water insists on the installation of water meters and is slightly worse in terms of water extraction.</p> <p>On the east side of the District, Southern Water does not currently insist on metering for properties although by 2015 all properties will be metered. There are also strategies in place for managing demand and extraction.</p>
		<p>+ Option 1 Urban Extensions</p> <p>0 Bognor Regis 2,500 homes</p>	<ul style="list-style-type: none"> Bognor Regis is in the West of the District where there are more water extraction issues

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		<p>+ Littlehampton 2,000 homes</p> <p>+ Angmering 500 homes</p>	<ul style="list-style-type: none"> • Smaller scale development is easier to integrate within existing infrastructure
		<p>++ Option 2 Ford 5,000 homes</p>	<ul style="list-style-type: none"> • There is slightly greater scope for more community scale water reduction systems. Dual pipes for potable water can be more efficiency installed on a larger scale
		<p>+ Option 3 Inland Settlements</p> <p>0 Westergate / Eastergate / Barnham 2,500 homes</p> <p>+ Littlehampton 1,400 homes</p> <p>+ Angmering 1,500 homes</p>	<ul style="list-style-type: none"> • Westergate, Eastergate and Barnham are in the west of the District where there are more water extraction issues. • Smaller scale development is easier to integrate within existing infrastructure
Efficient Use of Land	7.4 What is the potential of development in the growth areas to achieve efficient use/ re-use of land?	<p>General Comments</p>	The majority of the area in each of the growth locations is Greenfield which provides less efficient use of land
		<p>0 Option 1 Urban Extensions</p> <p>+ Bognor Regis 2,500 homes</p> <p>+ Littlehampton 2,000 homes</p> <p>- Angmering 500 homes</p>	<ul style="list-style-type: none"> • There is the potential for higher density development in the urban extensions as they will be able to integrate into the existing character of the settlements better • Due to the character of the settlement, density is likely to be quite low to retain the village character
		<p>-- Option 2 Ford 5,000 homes</p>	<ul style="list-style-type: none"> • Although there is the potential for higher density development, the overall land take will be greater due to the need to provide new infrastructure

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		<p>- Option 3 Inland Settlements</p> <p>- Westergate / Eastergate / Barnham 2,500 homes</p> <p>+ Littlehampton 1,400 homes</p> <p>- Angmering 1,500 homes</p>	<ul style="list-style-type: none"> • Due to the character of the settlement, density is likely to be quite low to retain the character of villages • There is the potential for higher density development in the urban extensions as it will be able to integrate into the existing character better • Due to the character of the settlement, density is likely to be quite low to retain the character of the village
Embodied Impact of Materials	7.5 What is the potential of development in the growth areas to reuse existing building and /or source manufactured and / or recycled materials locally?	<p>General Comments</p>	All 3 growth options have the same opportunity to source locally manufactured materials.
		<p>+ Option 1 Urban Extensions</p> <p>0 Bognor 2,500 homes</p> <p>0 Littlehampton 2,000 homes</p> <p>0 Angmering 500 homes</p>	<ul style="list-style-type: none"> • No opportunity to reuse existing buildings or materials • There is limited opportunity to reuse buildings and materials such as glass houses, existing offices, reasonable grade tarmac road although this minimal • No opportunity to reuse existing buildings or materials
		<p>0 Option 2 Ford 5,000 homes</p>	<ul style="list-style-type: none"> • There is limited opportunity to reuse buildings and materials such as the old runway
		<p>0 Option 3 Inland Settlements</p> <p>Westergate / Eastergate / Barnham 2,500 homes</p> <p>Littlehampton 1,400 homes</p> <p>Angmering 1,500 homes</p>	<ul style="list-style-type: none"> • No opportunity to reuse existing buildings or materials • There is limited opportunity to reuse buildings and materials such as glass houses, existing offices, reasonable grade tarmac road although this minimal • No opportunity to reuse existing buildings or materials

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Locally Produced Food	7.6 What are the opportunities to buy locally produced food / grow food?	General Comments	All 3 growth options have the same opportunities for people access fresh food from local producers (eg farmers markets) and the same opportunities for the provision allotments for people to grow their own food.
		++ Option 1 Urban Extensions	
		Bognor Regis 2,500homes Littlehampton 2,000 homes Angmering 500 homes	
		++ Option 2 Ford 5,000 homes	
		++ Option 3 Inland Settlements	
		Westergate / Eastergate / Barnham 2,500 homes Littlehampton 1,400 homes Angmering 1,500 homes	
Soil Quality	7.7 What will be the impact of development in the growth areas on the highest grades of existing agricultural land?	General Comments	This information is based on the Agricultural Land Use Classification
		- Option 1 Urban Extensions	<ul style="list-style-type: none"> This is mostly Grade 2 with a small amount of Grade 1 agricultural land This is mostly Grade 2 and Grade 3 agricultural land This is mostly Grade 1 agricultural land
		- Bognor Regis 2,500 homes - Littlehampton 2,000 homes - - Angmering 500 homes	

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		-- Option 2 Ford	<ul style="list-style-type: none"> This is mostly Grade 1 agricultural land
		- Option 3 Inland Settlements - Westergate / Eastergate / Barnham 2,500 homes - Littlehampton 1,400 homes - - Angmering 1,500 homes	<ul style="list-style-type: none"> This is a mixture of Grade 1, Grade 2 and Grade 3 agricultural land This is mostly Grade 2 and Grade 3 agricultural land This is mostly Grade 1 agricultural land