



Core Strategy Development  
Plan Document  
**Issues and Options**

September 2005



[www.arun.gov.uk](http://www.arun.gov.uk)

## Important

To help you respond to this document, a questionnaire has been produced. If you would like a copy of the questionnaire, please contact the Planning Policy Team on 01903 737500.

The questionnaire is also available on the Arun District Council website at:

**www.arun.gov.uk**

- > Living
- > Local Development Framework
- > Core Strategy Issues & Options

Information on the Local Development Framework process, and updates on the progress of Arun's Local Development Framework and current consultations, is available on the Arun Website:

**www.arun.gov.uk**

- > Living
- > Local Development Framework

For any other Planning enquiries please contact Planning Services.

Head of Planning and Housing Strategy  
Planning Services  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex  
BN17 5LF

If you wish to receive this consultation document in another language, large print, or on audio tape, please contact us on 01903 737500.

## Contents

Content	Page
<b>1.0 Introduction</b>	<b>4</b>
2.0 Context	7
3.0 Snapshot of the District	9
4.0 Core Strategy Vision and Objectives	12
<b>5.0 Objective 1 – Protecting and Enhancing the Environment: Balancing the need to protect the environment, with the need for new development</b>	<b>16</b>
<b>6.0 Objective 2 – Housing for all, and working well: Ensuring new housing and employment development meets local needs</b>	<b>28</b>
<b>7.0 Objective 3 – Creating Quality Places: Providing an attractive living and working environment</b>	<b>47</b>
<b>8.0 Objective 4 – Social and Community Infrastructure: Meeting social needs</b>	<b>61</b>
<b>9.0 Objective 5 – Transport and Movement</b>	<b>66</b>

# 1.0 Introduction

- 1.1** This document seeks your opinion on key issues for planning in Arun District.
- 1.2** Planning affects all of us – it manages how we use land, what we build, where we build it, what infrastructure needs to accompany development, and it helps to protect the environment and conserve natural resources.
- 1.3** A new planning system was introduced by the Government in September 2004. This new system will abolish the County Structure Plan, and replace it with a Regional Spatial Strategy called “The South East Plan”, and incrementally replace the Arun District Local Plan by a Local Development Framework (LDF). This Local Development Framework will comprise a portfolio of Local Development Documents. Local Development Documents comprise maps and written policies to show where and in what form and quantities development may be permitted.
- 1.4** The LDF deals with spatial issues, i.e. those issues which deal with the use and development of land and the movement of people and access to opportunities. It cannot directly deal with issues that do not relate to spatial issues, such as the length of hospital waiting lists, or the price of petrol.
- 1.5** This is the first stage of the most important document – the Core Strategy. The Core Strategy is the principal Development Plan Document, which sets out the broad strategy and overarching policies which will identify the main areas for future development. It will need to be in general conformity with the Regional Spatial Strategy – the emerging South East Plan.
- 1.6** The Core Strategy will set out the spatial vision for the future of the district, and sets out objectives and policies towards meeting this vision. It will form the context for other development documents to be prepared in due course (see below).

- 1.7** This consultation document is at an early stage in the development of the Core Strategy. The “Issues and Options” highlighted in this document have been developed through engagement with a selection of key stakeholders.
- 1.8** This consultation document seeks to ascertain:
  - Whether the right issues have been selected;
  - Whether the options indicated are the most appropriate.
- 1.9** Following consultation and community engagement in September-December 2005, a “preferred options” document will be prepared. Public participation will also be carried out for this document. A “submission” version will then be prepared, and submitted to the Secretary of State for independent examination.
- 1.10** Other documents will translate the Core Strategy into site specific proposals and policies, and other non-strategic policies and proposals. Arun’s “Sustainable Communities” DPD will include site specific allocations for matters such as housing and employment land. This document will be subject to the statutory process, which will include a further “Issues and Options” document (anticipated to be placed on public consultation in October 2006). After this “Preferred Options” and “submission” versions will be prepared, prior to an examination by an independent Inspector.
- 1.11** Arun’s Local Development Scheme sets out the timetable for preparation of development plan documents up to 2007. To view a copy contact us or look on Arun’s website: **[www.arun.gov.uk](http://www.arun.gov.uk)**.
  - > Living
  - > Local Development Framework
  - > Local Development Scheme.

This will be revised in due course, to ensure a rolling, three year preparation timetable.

- 1.12** Arun District Council's Statement of Community Involvement sets out how you can get involved in the preparation of development documents within the Local Development Framework. It also addresses public consultation relating to significant planning applications. To view a copy contact us or look on Arun's website: [www.arun.gov.uk](http://www.arun.gov.uk).
- > Living
  - > Local Development Framework
  - > Statement of Community Involvement

#### Format of this Paper

- 1.13** This Core Strategy Issues and Options paper begins by explaining the planning context, or rules that the Government, the Regional Assembly or the County Council sets for the district. These rules have to be followed. However, there is still a great deal of choice that the District Council with your help can decide.
- 1.14** The next sections provide a "snapshot" or "spatial portrait" of the District, and some key facts and figures about the District.
- 1.15** Following on from the Facts and Figures, section 4 sets out the Core Strategy Vision and Objectives, upon which we ask for your comments.
- 1.16** The main body of the document explains the issues arranged under the relevant objective headings. This is followed by a range of options for resolving each issue. At this stage the options are very general. They will become more detailed and focussed as the Core Strategy progresses. You will have further opportunities to comment upon these.
- 1.17** As the options are explored, a series of questions are asked. These are grouped together in a questionnaire which accompanies this paper.
- 1.18** Alongside this Issues and Options Paper, we are required to produce a Sustainability Appraisal, which assesses the options against sustainable development objectives. The Initial Appraisal is available as a separate document.

## 2.0 Context

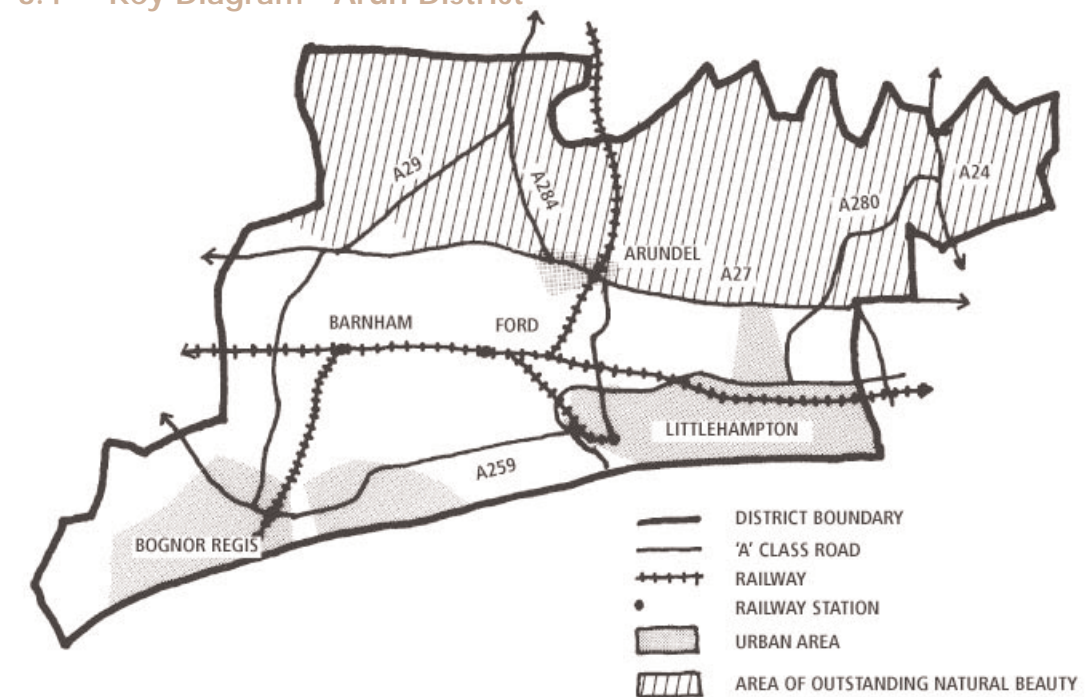
- 2.1** While the LDF forms the spatial expression of Arun's Community Strategy (see below), it must also conform to national, regional and strategic planning guidance. If conflict were to arise, these requirements take precedence over locally derived preferences.
- 2.2** National Planning Guidance sets out the planning policies of Government in the form of Planning Policy Guidance Notes (PPGs), which are gradually being replaced by Planning Policy Statements (PPSs). A full set of these can be viewed on the ODPM's website:  
[http://www.odpm.gov.uk/stellent/groups/odpm\\_control/documents/contentservertemplate/odpm\\_index.hcst?n=2258&l=1](http://www.odpm.gov.uk/stellent/groups/odpm_control/documents/contentservertemplate/odpm_index.hcst?n=2258&l=1)
- 2.3** Regional Planning Guidance is currently set out in Regional Planning Guidance Note 9, but this is currently being replaced by a Regional Spatial Strategy, "The South East Plan". The South East Plan will include a policy explaining how many houses will need to be built in the District from 2006 to 2026. The South East Plan will consult the public on the housing numbers for each district in September 2005.
- 2.4** Most of Arun District is also covered by a sub-regional strategy for the Sussex Coast. This covers the length of the Sussex Coast from Chichester to Rye. Three spatial options are identified for housing in the sub-region from 2006 to 2026 linked to the overall objectives of regeneration and renewal. The options are based on building homes at a lower rate, the same, and higher rates than have been achieved over recent years. For further information visit the website of the South East of England Regional Assembly: [www.southeast-ra.gov.uk](http://www.southeast-ra.gov.uk)
- 2.5** The West Sussex Structure Plan has been produced by West Sussex County Council, and provides strategic planning guidance for the county up to 2016. Under the new planning system, the policies within it will be "saved" for three years, up to September 2007.
- 2.6** Each of the issues that are discussed in this Core Strategy set out in more detail the requirements of national and regional planning guidance. This is intended to help you understand how the issues have been shaped, and helps you to understand the extent to which Arun District Council is limited in the decisions it can make.

**2.7** Government Guidance states that LDFs should deliver the spatial aspects of Community Strategies and other relevant documents, and that Local Planning Authorities should work with key stakeholders, such as the Environment Agency and the Police, to ensure effective integration with the spatial aspects of their strategies and programmes. To this end, the Arun Local Strategic Partnership has formed a sub-group to act as a forum of key partners, and “share ownership” of the LDF.

## 3.0 Snapshot of the District

- 3.1** Arun District Council is situated in the coastal plain of West Sussex. Much of the northern part of the District makes up part of the Sussex Downs AONB, consisting of chalk downland.
- 3.2** The River Arun runs through the district, dividing it approximately in half west to east, with the two largest towns in the district on either side; Littlehampton on the coast to the east, and Bognor Regis on the coast to the west. The historic town of Arundel lies adjacent to the river, to the north of the District at the foot of the Downs. The District has two major roads running from west to east – the A27 immediately south of the Downs, linking Chichester with Arundel and Worthing and beyond, and the A259 linking Chichester with the coastal resorts of Bognor Regis, Littlehampton and Worthing and beyond. It has poor connections south to north, having the A29, A284, and A280 linking with the A24 which eventually joins to the M25.
- 3.3** The District is served by rail, with stations on the main south coast line at Barnham, Ford, and Angmering, and with Arundel on the Arun Valley line, and branch lines serving the towns of Bognor Regis and Littlehampton.

### 3.4 Key Diagram - Arun District



### 3.5 Key Facts and Figures

#### Area

- 221 sq km

#### Population

- Total: 140,759 (2001) Source: Census 2001
- Increased by 8.8% 1991 to 2001 Source: Census 1991 and 2001
- Expected to grow to 145,200 by 2006 Source: West Sussex Data Atlas

#### Age and Gender

- 47% male 53% female
- More males than females up to the age of 19
- More females than males in all other age groups
- Higher than average proportion of the population aged 65 and over at 5.9% (8361)
- Higher than average proportion of the population aged 85 and over at 2.7% (3857) Source: Census 2001

#### Household Size

- 2.18 people per household
- Source: Census 2001

#### Ethnicity

- Very low Black and Minority Ethnic population
- Marine Ward (Bognor Regis) has the highest proportion Black and Minority Ethnic groups = 6.37% Source: Census 2001

#### Deprivation

- Significant pockets of deprivation exist in the district
- Most Deprived Ward: River (Littlehampton) = IMD Score 31.8
- Least Deprived Ward: Aldwick East (Bognor Regis) = IMD Score 7.15  
Source: Index of Multiple Deprivation 2004

#### Employment

- Weekly Average Earnings = £325
- 25% of jobs in Arun pay less than £175 a week  
Source: Hours and Earnings Survey 2004
- Unemployment = 1.4% (Jan 2005)

#### Housing

Average house prices:

- Detached = £298 606
- Semi Detached = £186 026
- Terraced = £191 014
- Flat Maisonette = £122 265  
Source: Land Registry 14/07/05

#### Tenure:

- Owner Occupied = 79.5
- Public Rented = 9.3
- Private & Other Rented = 11.2
- Source: Arun District Housing Needs Survey 2003

#### Car Ownership

- Percentage of Households with at least one car = 78%
- Percentage of Households with no cars = 22% Source: Census 2001

#### Health

- Male life expectancy = 77.6 years
- Female life expectancy = 81.8 years Source: Census 2001

#### Education

- 6 secondary schools (4,887 pupils), 21 Primary schools (7,299 pupils), 10 infant schools
- Performance amongst secondary schools is generally below average for the county, more varied amongst primary schools.

#### Crime

- For all offences Arun crime rates fall below the national average.
- Fear of crime remains a major issue in the district.

For further facts and figures visit:

[www.statistics.gov.uk](http://www.statistics.gov.uk)

[www.neighbourhood.statistics.gov.uk](http://www.neighbourhood.statistics.gov.uk)

## 4.0 Core Strategy Vision and Objectives

- 4.1** The Core Strategy should provide a Vision for the future of the district. The Core Strategy should also provide Objectives for future development which will deliver and support the Vision. The Core Strategy Vision and Objectives should be the spatial expression of Arun's Community Strategy.

### National Context

#### Sustainable Development Strategy

The government published a new Sustainable Development Strategy in 2005, which contained the following "Guiding Principles" for development:

- Living within Environmental Limits
- Ensuring a strong, healthy and just society.
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly

### Local Context

#### Arun District's Community Strategy "Our Kind of Place"

Published in April 2000 the strategy sets out 17 key themes each with specific aims which combine to provide a future vision for the District. These are:

- A fair and balanced community
- A safe and secure community
- A healthy community
- A prosperous community
- A well-informed community
- A clean community
- A vibrant community
- A properly planned community
- A welcoming community
- A community accessible to all
- A properly housed community
- A caring community
- A well educated community
- A fun community
- A protected community
- An involved community

Implementing the Strategy is the role of the Arun Local Strategic Partnership – agencies and organisations from the public, private and voluntary sectors working together to deliver an action programme of changes over a period of years.

#### High Level Action Plan

The Local Strategic Partnership has devised a "High Level Action Plan" to respond to the challenges raised by the Community Strategy. The Action Plan covers the period 2004 – 2014, and identifies 4 main themes, each of which is complemented by a more detailed Action Plan. The themes, and key objectives with a spatial dimension, are as follows:

##### Arun's children and young people

- A reduction in the number of young people in Arun living in child poverty
- A reduction in the number of children in Arun who are on the Child Protection Register to the county average.

##### An ageing population

- Promote health and independence and tackle social isolation through improved access, transport and supporting people in their own homes.
- Provision of "extra care" housing to meet the needs of Arun's increasing elderly population.

##### Liveability

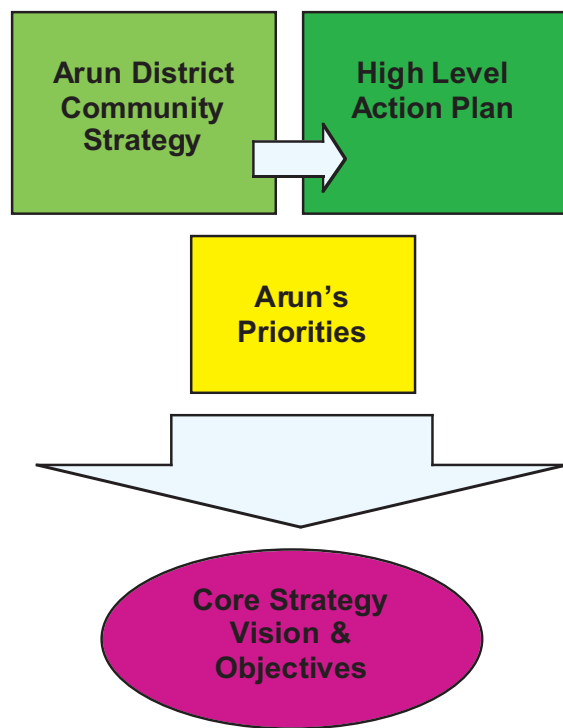
- An improvement in local people's satisfaction with their local environment, building communities, not just houses.
- Sustainable and cohesive communities built in accessible locations, close to transport/road links or where new housing will support existing communities to maintain local facilities.

##### Housing

- A joint agency approach to providing appropriate housing to meet local needs, including for key workers and affordable housing.
  - New housing developments which meet local housing needs.
- "Our Kind of Place – High Level Partnership Action Programme" which sets out the Local Strategic Partnerships priorities in full, can be found at: <http://www.arun.gov.uk/cgi-bin/buildpage.pl?mysql=135>

**4.2** Taking account of the Snapshot of the District (including key facts and figures); the Community Strategy Vision, the Local Strategic Partnership's High Level Action Plan, and the Council's own "Arun Priorities 2005 – 2009" this Core Strategy will form the Council's Strategy for implementing its vision through guiding and enabling the future use of land, and improving and protecting Arun's built and natural environment.

**4.3 Aims and objectives for the Core Strategy are as follows:**



**Key Aim:** The key aim of the document is to achieve "sustainable development" in Arun.

**Objective 1:** Protecting and Enhancing the Environment: Balancing the need to protect the environment, with the need for new development

**Objective 2:** Housing for all, and working well: Ensuring new housing and employment development meets local needs

**Objective 3:** Creating Quality Places: Providing an attractive living and working environment

**Objective 4:** Social and Community Infrastructure: Meeting social needs

**Objective 5:** Transport and Movement.

**Q1 Do you agree with the objectives?**

**Objective 1:**  
Protecting and Enhancing the Environment: Balancing the need to protect the environment, with the need for new development

- Strongly agree   
  Agree   
  No opinion   
  Disagree  
 Strongly disagree

**Objective 2:**  
Housing for all, and working well: Ensuring new housing and employment development meets local needs

- Strongly agree   
  Agree   
  No opinion   
  Disagree  
 Strongly disagree

**Objective 3:**  
Creating Quality Places: Providing an attractive living and working environment

- Strongly agree   
  Agree   
  No opinion   
  Disagree  
 Strongly disagree

**Objective 4:**  
Social and Community Infrastructure: Meeting social needs

- Strongly agree   
  Agree   
  No opinion   
  Disagree  
 Strongly disagree

**Objective 5:**  
Transport and Movement.

- Strongly agree   
  Agree   
  No opinion   
  Disagree  
 Strongly disagree

If you 'disagree' or 'strongly disagree', what changes should be made?

---

---

---

---

---

---

---

---

## 5.0 Objective 1:

### Protecting and enhancing the environment, with need for new development

#### Climate Change

##### National Context

###### The UK Government Sustainable Development Strategy: “Securing the Future”

This establishes guiding principles towards achieving sustainable development which include living within environmental limits. It also recognises global warming as one of the greatest threats to our society at the international level.

The Government has set a goal to reduce the UK’s emissions of carbon dioxide by 20% below 1990 levels, and to produce 10% of the nation’s energy from renewable sources by 2010.

###### Planning Policy Statement 22

States that local development documents should contain policies to promote and encourage renewable energy.

##### Regional Context

###### Draft South East Plan

The South East England Regional Assembly has set development plan sub-regional targets for land-based renewable energy. The targets for East and West Sussex are 57MW by 2010, and 68MW by 2016. Local Authorities are asked to undertake more detailed assessments of local potential; encourage small-scale community schemes; encourage development of local supply chains, especially for biomass; and raise understanding of renewable energy.

The draft South East Plan says that Local Authorities should require Eco-Homes ‘very good’ as a minimum standard for all new housing and adoption of BREEAM ‘very good’ standards in all new commercial developments.

##### Local Context

###### Climate Change affecting Arun

**5.1** There is significant evidence that climate change is occurring on a global scale. In England the South East Region will be particularly

affected. A major contributor of climate change is the burning of fossil fuels which release carbon dioxide into the atmosphere increasing what is known as the ‘greenhouse effect’. Carbon fuels include gas, petrol, diesel, coal and oil, and electricity generated from these fuels. We use these fuels without really thinking every time we switch on a light, or make a journey in our cars.

###### Renewable Energy in Arun

**5.2** Renewable energy can be required to be provided in new developments. Technologies include Biomass plants (for which there is a ready supply of suitable material in the Arun District such as timber and crops), wind turbines and solar power – both conventional solar panels and photovoltaic panels. There are also opportunities for individual homes to install small scale wind turbines (about the size of satellite dishes) onto their homes to produce up to 30% of their domestic electricity supply.

**5.3** Development could be encouraged to make more use of ‘passive’ sources to reduce consumption of fuel and lighting. These measures include orientating main living rooms due south, and increasing the thermal efficiency of buildings.

**5.4** The possibility of harnessing the tidal flow of the River Arun to generate power could be explored.

###### Q2 Do you agree that we should ask that all new homes be built to the Eco-Homes ‘very good’ standard as a minimum requirement?

- Strongly agree       Agree       No opinion       Disagree  
 Strongly disagree       Need more information

###### Q3 Do you agree that we should ask for adoption of the BREEAM ‘very good’ standard in all new commercial developments?

- Strongly agree       Agree       No opinion       Disagree  
 Strongly disagree       Need more information

**Q4 Should we ask developers to demonstrate how they have taken 'passive' energy into account in their designs?**

- Yes  No  Don't know/not sure  Need more information

**Q5 Should we ask for renewable energy technologies in new developments?**

- Yes  No  Don't know/not sure  Need more information

**Q6 Which renewable energies technologies do you believe to be most appropriate to Arun?: (please tick all that apply)**

- Large wind turbines
- Small wind turbines attached to individual properties
- Solar panels
- Photovoltaic panels
- Biomass Plant
- Other sources – please specify below

---



---



---



---

**Q7 Are there any locations in Arun that you think should be allocated specifically for the production of renewable energy? If so, where, and what types?**

- Yes  No  Don't know/not sure  Need more information

**If "yes", where, and what types?**

---



---

## Coastal Management and Flood Risk

### National Context

#### Planning Policy Statement 1 – Delivering Sustainable Development

Sets out the overarching planning policies on the delivery of sustainable development.

#### Planning Policy Guidance Note 20 – Coastal Planning

Highlights the importance of the coast as both a natural resource and states that planning policies should be implemented for the conservation and improvement of the coastal environment.

#### Planning Policy Guidance Note 25 – Development and Flood Risk

Shows how flood risk issues should be handled in regional planning guidance, development plans and in dealing with planning applications. It covers flood risk from both the sea and rivers, and run-off from new developments. This PPG is currently being reviewed, and the Council will take on board the revisions once published.

### Flood Risk Maps

The Environment Agency has prepared maps which highlight areas that are at risk from coastal and river flooding. These maps show the flood zones, and are regularly updated. They can be viewed on the Environment Agency's website at: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

### Regional Context

#### Draft South East Plan

This says that attention needs to be given to planning new developments so as to avoid areas with a tendency to flood, and that inappropriate development should not be allocated or permitted in zones 2 and 3 of the floodplain or areas with a risk of flooding, or where it would increase flood risk elsewhere, unless there is over-riding need and absence of suitable alternatives.

## Local Context

### Flooding Issues in Arun

**5.5** Arun's rivers and coastline provide an important economic and recreational resource. Climate change and sea level rise will lead to further changes. Much better links between coastal engineering through Shoreline Management Plans and the spatial planning system are essential to ensure that risks from erosion, instability and flooding are minimised. River and sea defences are expensive to build and maintain, and any developer wishing to build within flood risk areas should be expected to pay for sustainable defences and mitigation measures in perpetuity.

#### Shoreline Management Plan

A first review of the Shoreline Management Plan has been prepared for the area from Beachy Head to Selsey Bill. It thus covers the whole district. The Shoreline Management Plan provides an objective, large-scale assessment of the risks to both people and the environment from coastal processes. It provides a policy framework for coastal defence management that addresses the risks in a way which does not tie future generations to costly and unsustainable activities. It attempts to balance the sometimes conflicting interests on the coast in a sustainable manner.

The policies are:

**Hold the line**

Maintain or upgrade the existing coastal defence.

**Advance the line**

Build new defence seaward of the existing line.

**Managed Realignment**

Allow retreat of the shoreline inland, with management to control or limit that movement.

**No active intervention**

A decision not to invest in providing or maintaining any defences.

For more information visit: [www.sdcg.org.uk](http://www.sdcg.org.uk)

**5.6** Changing patterns of rainfall, extreme weather, storms and rising sea levels will increase risks from climate change. Approximately 20% of the District is covered by the Environment Agency's Flood Zone 3. This includes not only the coast, but the tidally affected River Arun, and land surrounding many of the smaller rivers.

**5.7** Any new development in flood risk locations would have to provide safe, dry access to and from a development during extreme flood events, and the appropriate standard of flood defences over the lifetime of the development as advocated in PPG25. The sequential approach in PPG25 is as follows: Zone 1, little risk, hence no constraints on development; Zone 2, low to medium risk, this is suitable for most developments provided that a flood risk assessment has been undertaken; Zone 3, high risk, where in developed areas new development should be avoided, and where there is a significant need for new development of flood defences. In largely undeveloped areas development should be avoided unless it is essential to the location, and on functional flood plains built development should be avoided, although some recreational use may be allowed.

**5.8** Coast and river defences can protect development, but they can also affect natural processes which in turn may damage the natural environment and its features such as beaches, dunes and the shape of the coastline.

**5.9** In undeveloped areas that are prone to flood risk, development should be avoided unless it is absolutely necessary - being that the development, because of its nature, requires to be located in a coastal or riverside location. Any development proposed in flood risk areas would have to provide adequate defences before the development commences. Any development in flood plains should assess the possible impact of run-off causing flooding elsewhere, and provide adequate mitigation measures before the development commences.

**5.10** In previously developed areas the issue is more complicated. These places are usually protected to a certain degree by existing defences, but it may be unsustainable to continue to maintain adequate defences in the future. In some places more development is needed for economic

reasons, but if more development is allowed in flood risk areas, more lives and property could be put at risk. However, to prevent any redevelopment could cause areas to become blighted. The real challenge will be to produce a LDF which will mitigate future risk from climate change. It's a difficult decision.

**Q8 Are there parts of the District where detailed studies need to be undertaken to address flood risk issues?**

Yes  No  Don't know/not sure  Need more information

**If "yes", where?**

---



---

## Water Resources and Water Quality

### National Context

#### Planning Policy Statement 1 – Delivering Sustainable Development

Sets out the overarching planning policies on the delivery of sustainable development.

### Regional Context

#### Draft South East Plan

This says that water supply and river water quality issues are increasing in significance in land use planning considerations. It says that new development must have substantially increased levels of water efficiency and be phased with the timely investment and delivery of new resources and wastewater treatment and discharge systems, and that this must be considered from the earliest stages of the planning process when identifying land for development and setting development principles.

### Local Context

#### Water Resource Issues in Arun

**5.11** Water resources face growing pressure from increasing demand arising from the needs of horticulture, agriculture, existing and new development. This is exacerbated by climate change. Ensuring that new development has adequate supply and is water efficient is therefore a key challenge. We need to increase water efficiency, and work with others to develop new sources of supply and protect river quality.

**Q9 What measures can we introduce to ensure more efficient water use in new developments? Please tick all that apply.**

Water harvesting

Grey water systems

Low water usage appliances

Other measures - please specify below.

---



---



---



---

**5.12** The quality of rivers is affected by discharge of waste-water effluent from housing, business and industry and diffuse urban and agricultural pollution. A growing population will place extra demands on sewerage systems, treatment infrastructure and waters receiving effluent. We already encourage the use of Sustainable Urban Drainage Systems where appropriate.

**Q10** What other measures can we ask for to reduce the adverse effects of pollution upon water quality?

---



---



---



---



---

## Protection of the Natural Environment and Landscape

### National Context

#### Planning Policy Statement 9 – Biodiversity and Geological Conservation

States that the Government’s objectives for nature conservation are to ensure that its policies contribute to the conservation of the abundance and diversity of British wildlife and its habitats, or minimise the adverse effects on wildlife where conflict of interest is unavoidable, and to meet its international responsibilities and obligations for nature conservation.

#### Planning Policy Statement 7 – Sustainable Development in Rural Areas

This PPS indicates that nationally designated areas comprising National Parks and Areas of Outstanding Natural Beauty have been confirmed by the government as having the highest status of protection in relation to landscape and scenic beauty. The conservation of the natural beauty of the landscape and countryside should therefore be given great weight in planning policies and development control decisions in these areas. In respect of local landscape designations these should only be maintained or, exceptionally, extended where it can be clearly shown that criteria-based planning policies cannot provide the necessary protection. Local Development Documents should state what it is that requires extra protection, and why. When reviewing their local area-wide development plans and LDDs, planning authorities should rigorously consider the justification for retaining existing local landscape designations. They should ensure that such designations are based on a formal and robust assessment of the qualities of the landscape concerned.

### Regional Context

#### Draft South East Plan

The draft South East Plan indicates that the conservation and protection of the region’s Areas of Outstanding Natural Beauty should be given priority, and proposals for development considered in that context.

In the development and implementation of policies, plans and strategies, local authorities and other bodies shall seek to avoid a net loss of biodiversity, and actively pursue opportunities to achieve a net gain across the region.

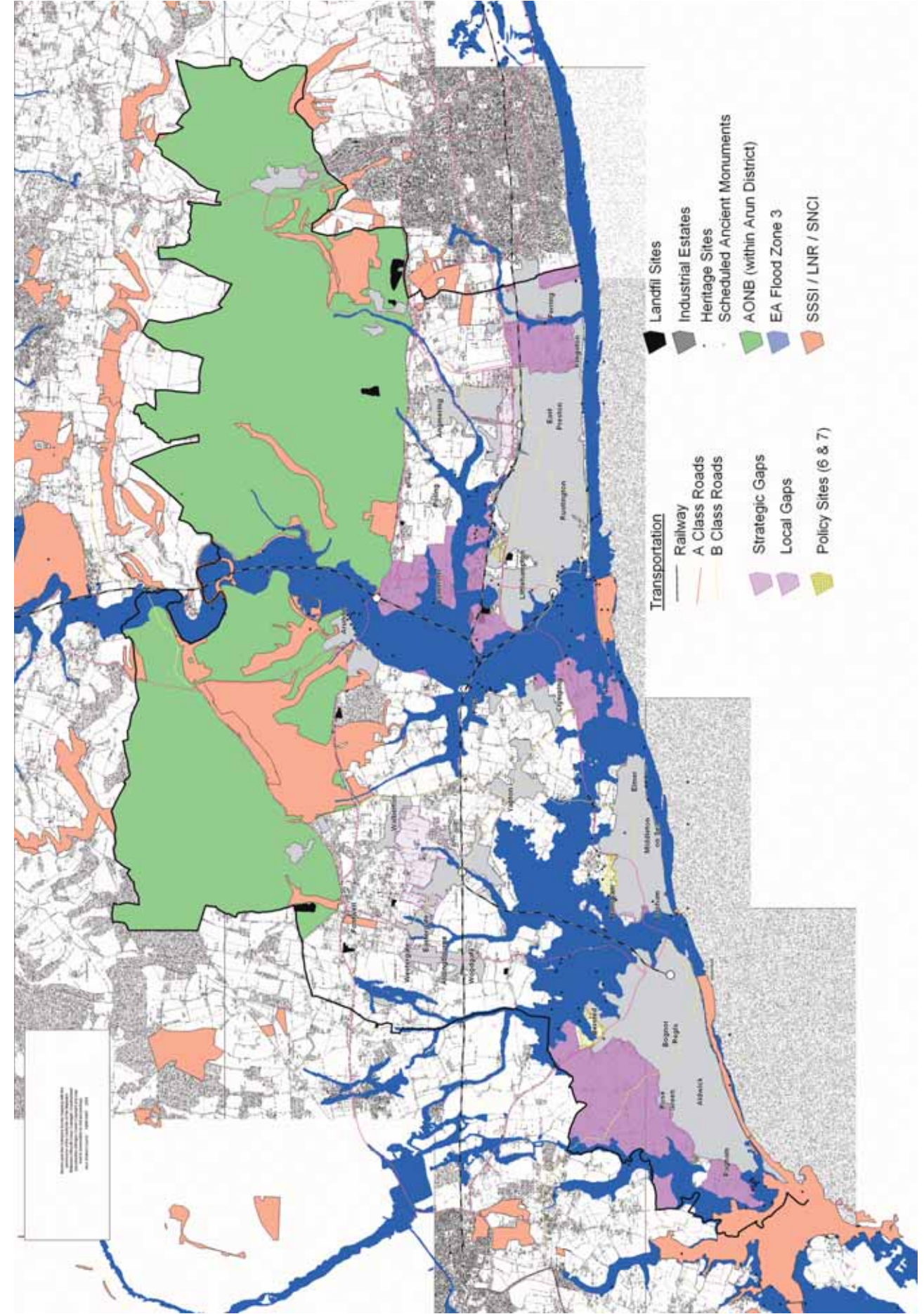
### Local Context

#### Natural Environment Issues in Arun

- 5.13** Arun District has a very important natural environment and landscape including the Sussex Downs Area of Outstanding Natural Beauty covering most of the District north of the A27.
- 5.14** There are several internationally, nationally and locally designated sites of nature conservation importance. Clearly it is extremely important that these areas are protected from unwarranted development although it must be recognised that priorities for protection are higher for international and national sites than local designations.
- 5.15** The District has a great variety in its landscape type and rural settlement patterns which need to be recognised, protected and wherever possible enhanced.
- 5.16** Strategic and Local Gaps designed to prevent the coalescence of urban and rural settlements have proved effective in achieving this objective but it is important to ensure that options for possible new essential developments are not entirely precluded through these designations. Policies could aim at preventing coalescence but also allow for developments, where justified and essential, on the edges of urban and rural settlements.

**Q11 Which of these options in respect of strategic and local gaps do you prefer: (please tick one option only)**

- Retain Strategic and Local Gaps but with policies which allow for development on the edges of settlements, where justified and essential, without giving rise to visual or perceived coalescence.
- Abandon the principle of Strategic or Local Gaps and rely on general countryside protection policies.
- Retain Strategic and Local Gaps essentially restricting non-agricultural development within them.



Map of Arun District showing constraints

## 6.0 Objective 2:

### Housing for all, and working well: Ensuring new housing and employment development meets local needs

#### Housing

##### National Context

###### Planning Policy Guidance Note 3: Housing

The Government intends that everyone should have the opportunity of a decent home.

##### Regional Context

###### Draft South East Plan

Local Development Documents should seek to facilitate an appropriate range of housing opportunities in terms of a mix of housing types, sizes and tenures.

##### Local Context

###### Arun Housing Strategy

The Arun Housing Strategy 2005-2009 sets out the District Council's strategy for the provision of adequate housing for the residents of the District. The main aim of the strategy is to marshal the resources of all relevant agencies to ensure that all of the residents of Arun have access to a decent home which is affordable within their means.

The key findings are that there is a major problem of affordability in Arun – most young people or newly forming households are unable to afford a home of their own. Insufficient homes are being built of all types, to meet the needs of the District and the targets set by the Office of the Deputy Prime Minister. There is need to provide more small units of accommodation for younger, single people, and for elderly persons.

A detailed action plan has been prepared to ensure the issues that have been identified are addressed. The Council is equally determined to ensure that it meets its other commitments, given adequate resources.

- 6.1** The need for housing in Arun is greater than the housing available. This is not necessarily because the population is growing, but because of changes in lifestyle, resulting in more “households”. This is a result of more single people living on their own, more couples or families breaking up, and more elderly people remaining in their own homes for longer.
- 6.2** One of the greatest challenges for Arun is to ensure that the right numbers of houses are built, in the right locations, at prices which people can afford so that Arun's housing need is met.

#### Housing Need

##### National Context

###### Planning Policy Guidance Note 3: Housing

PPG 3 states that the housing needs of all the community should be recognised, including those in need of affordable or special housing in both urban and rural areas. Local Planning Authorities should produce an assessment of a range of needs. The specific needs of groups such as older people, the disabled, students and young single people, rough sleepers, key workers and travellers.

##### Local Context

###### Arun Housing Needs Study

The 2004 Housing Needs Study showed that the housing market excludes many families and single person households who are seeking access to housing locally. This “concealed” demand is in addition to those people on the Housing Waiting List. Access to home ownership is beyond the majority of concealed households, using an assessment of availability of properties. Private rented sector housing does not contribute significantly to “affordable” housing, which explains the problem of concealed households in Arun.

At the time of survey 20% of households in Arun had incomes below £10,000 (UK national figure was 28%). 57% of households in the District earned less than the national average income of £23,000 per annum.

## Housing Numbers

### National Context

#### Baker Report

An independent review of housing supply, undertaken by Kate Barker, was published in 2004. The Government welcomed the Barker Report and accepted the headline conclusion that to improve affordability and increase access to housing (the Government's objectives for housing as set out in PPG3) the U.K. needs to build more houses over time. The planning system is required to facilitate the required increase in house building by releasing more developable land.

### Regional Context

#### Draft South East Plan

The South East Regional Plan will allocate the level of housing development required up to 2026. This will be both greenfield and brownfield development. The greenfield development could include a further 975-1,375\* homes in a "strategic settlement". There could also be additional small-scale greenfield development.

In addition the Plan states that Local Authorities should assess their existing housing stock in meeting housing needs and promoting urban renaissance, and should implement measures to reduce the numbers of vacant, unfit and unsatisfactory dwellings.

\* Figures taken from Draft South East Plan, Part 2: District Level Housing Distribution Consultation Paper.

#### West Sussex Structure Plan

Even though the West Sussex Structure Plan is only saved for three years Arun is still required to deliver the structure plan housing allocation. The West Sussex Structure Plan allocates 8,700 dwellings in Arun over the period 2001 to 2016, including 1,000 in a strategic settlement to the west of the River Arun, and 250 on smaller, greenfield allocations.

The remainder will be made up of developments already with planning permission (including some on brownfield land) and other development on brownfield land, as yet unidentified. It is not possible to accommodate all future development on brownfield land, and nor does the government expect

this to happen. As a result, Arun needs to find land for 1,250 new dwellings on greenfield land, for the period up to 2016.

Commitments	3,230
Unidentified previously developed land	4,245
Small-scale greenfield	1,225
Large Scale greenfield	1,000
<b>Total</b>	<b>8,700</b>

Strategic Housing Requirement from 2001-2016 (West Sussex Structure Plan 2001-2016)

1995 homes have already been built from 2001- 2004: As at 1st April 2004 commitments (sites allocated, or with planning permission already) are as follows: 2233 on large identified sites, and 303 on small identified sites.

### Local Context

#### Arun Urban Capacity Study

An "Urban Capacity Study" was carried out for Arun District Council in 2003, to consider how much additional housing could be accommodated within the existing urban areas of Arun District between 2003 – 2011. It verified that the figures within the adopted Arun District Local Plan were achievable.

The government is moving towards the concept of "urban potential studies". Arun District Council will need to commission an urban potential study to establish the scope for development within the built-up areas using the latest available information.

The types of development that will be considered include the redevelopment of previously developed land (brownfield land), redevelopment of existing houses and gardens and redevelopment of commercial and industrial premises. It is not expected that the potential will be sufficient for the total amount of new housing that may be required.

**6.3** In order to make the best use of land and to keep the amount of greenfield land required as low as possible, it is important that housing developments are built at appropriate densities. One way to achieve this is by encouraging higher densities. This matter is addressed under Objective 3.

## Housing Locations

### National Context

#### Planning Policy Guidance Note 3: Housing

States that when allocating land for new housing, local authorities should follow a “search sequence” – starting with the reuse of previously developed land and buildings within urban areas (brownfield land); then urban extensions, and finally new development around nodes in good transport corridors.

Local planning authorities should consider:

- The availability of previously developed sites;
- The location and accessibility of potential development sites – to jobs, shops and services, not just by the car, but by other forms of transport, too.
- The capacity of existing and potential infrastructure.
- The ability to build communities to support new physical and social infrastructure
- Physical and environmental constraints on development of land, such as flood risk.

### Regional Context

#### Draft South East Plan

The Plan requires that new housing development should be in sustainable locations which have necessary infrastructure, services and community provision, or where this provision is planned.

### Local Context

- 6.4** In order to build Sustainable Communities new development must be supported by sufficient infrastructure. Infrastructure can be defined as land, works, community facilities and other specific requirements for the delivery of services and amenities required by the local community. These range from open space, education facilities and roads, to public transport and sewers. If possible new development should be in locations with existing infrastructure capacity.

- 6.5** If there is insufficient existing infrastructure capacity to meet the needs of new development then development cannot take place unless developers enter into an agreement to deliver the required infrastructure. This agreement is known as a Planning Obligation.

- 6.6** There are a number of locations around Arun with significant existing infrastructure deficits. Details of these deficits, and their implications for development, are explained throughout this document. Some prominent examples of infrastructure deficits include the need for a bypass on the A27 around Arundel and infrastructure to address the congestion problems caused by level crossings.

- 6.7** The government states that “Planning Obligations should not solely be used to resolve existing infrastructure deficiencies” however “the effect of infrastructure investment may be to confer some wider benefit on the community”.

- 6.8** The scale of a Planning Obligation must directly relate to the effect of the development. Larger developments will lead to larger infrastructure contributions. Larger infrastructure contributions are more likely to have wider community benefits. Smaller, scattered developments will only lead to smaller, scattered infrastructure and therefore cannot be expected to deliver major infrastructure to address the significant existing infrastructure deficits.

- 6.9** For example by locating the large scale greenfield strategic allocations in one location more benefits might be delivered than if the same number is delivered through separate locations.

**Q12** Which of the following do you think is the best approach to providing large-scale greenfield housing up to 2026? (please tick one option only)

- A single new settlement which can be carefully planned to grow?
- One new settlement up to 2017, plus a second new settlement somewhere else in the district?

**6.10** Regardless of the location or locations of development in the district the Planning Obligations required are unlikely to be of a scale which will resolve all of Arun’s existing infrastructure deficits. The gap would need to be funded by central government. However, the planning system cannot guarantee such funding system would be provided.

**Q13** What type of infrastructure do you think would most benefit the wider Arun community? (please prioritise, by numbering the options, with 1 being the top priority, and 14, the lowest). Please note: You do not need to prioritise all 14 options if you don’t want to, but as a minimum response, please prioritise your top three.

- |  |   |
|--|---|
| <input type="radio"/> Community facilities | <input type="radio"/> Leisure                       |
| <input type="radio"/> Education facilities | <input type="radio"/> Libraries                     |
| <input type="radio"/> Employment land      | <input type="radio"/> Open space                    |
| <input type="radio"/> Health facilities    | <input type="radio"/> Rail                          |
| <input type="radio"/> Road – Bus           | <input type="radio"/> Road – Cars                   |
| <input type="radio"/> Cycle facilities     | <input type="radio"/> Pedestrian facilities         |
| <input type="radio"/> Retail               | <input type="radio"/> Other - please specify below. |

**6.11** Since the infrastructure delivered through Planning Obligations has to be related to development, the provision of infrastructure through a Planning Obligation which in some way addresses existing infrastructure deficits is dependent upon there being an obvious link between the location of new development and the location of existing infrastructure deficits. The location of existing infrastructure deficits may be a consideration regarding potential ‘Areas of Search’ for new residential development.

**6.12** There are several potential “Areas of Search” for new strategic settlement(s). Precise locations for housing allocations will be addressed in a later Development Plan Document, called “Sustainable Communities”. An Area Action Plan (or plans) will be developed for the strategic settlement(s). It is also important to note that employment land will need to be included within the strategic settlement(s) to ensure that jobs, as well as homes, can be provided.

**Q14** Bearing in mind the constraints to development discussed in the Core Strategy Issues and Options document, and indicated on the Constraints Map, in which of these general areas do you think a new strategic settlement(s) should be located? (Please place in order of priority with 1 being the highest priority and 9 being the lowest). Please note: you do not need to prioritise all 9 options, if you don’t wish to, but as a minimum response, please prioritise your top 3.

- |  |   |
|--|---|
| <input type="radio"/> Aldingbourne area                      | <input type="radio"/> Angmering area        |
| <input type="radio"/> Barnham area                           | <input type="radio"/> North of Bognor Regis |
| <input type="radio"/> Eastergate area                        | <input type="radio"/> Ford area             |
| <input type="radio"/> North of Littlehampton                 | <input type="radio"/> Yapton area           |
| <input type="radio"/> Other location - please specify below. |   |

**Q15** With regard to smaller greenfield locations which of the following development options should be pursued? (please tick one of the following options)

- Development should be provided nearer/adjacent to the urban areas of Bognor Regis and Littlehampton, where a wide range of services and facilities exist?
- Development should be distributed to various settlements across the District?
- A mixture of both approaches should be considered?

**Q16** Bearing in mind the constraints to development discussed in the Core Strategy Issues and Options document, and indicated on the Constraints Map, do you think small scale development should be located at any of the following locations? (Please tick all that apply)

- |  |   |
|--|---|
| <input type="radio"/> South of Arundel   | <input type="radio"/> South of Eastergate |
| <input type="radio"/> North of Elmer   | <input type="radio"/> North of Middleton  |
| <input type="radio"/> North of Pagham  | <input type="radio"/> North of Rustington |
| <input type="radio"/> North of Westergate  |   |
| <input type="radio"/> North of Rustington  |   |
| <input type="radio"/> Any of the Downland villages (Burpham, Findon, Houghton, Slindon, Wepham,)? (small scale development relative to their size and character) |   |
| <input type="radio"/> Other location - please specify below.   |   |

## Affordable Housing

### National Context

#### Planning Policy Guidance Note 3

States that where there is a demonstrable lack of affordable housing to meet local need affordable housing provision should be sought in suitable housing developments.

### Regional Context

#### Draft South East Plan

The Plan states that Local Development Documents will contain policies to deliver a substantial increase in the amount of affordable housing in the region, reflecting both the South East Plan and Regional Housing Strategy.

### Local Context

#### Affordable Housing: Definition

**6.13** Perhaps surprisingly, there is no single definition of “affordable” housing. In fact, a range of definitions exist. The different definitions are produced by different organisations that the Councils work with so it is for us to use and understand all of them. The definition used by the Housing Needs Study illustrates well the concept of affordable housing:

*“Affordable housing is that provided, with subsidy, both for rent and low cost market housing, for people who are unable to resolve their housing requirements in the general housing market because of the relationship between local housing costs and incomes.”*

Housing Needs Survey Final Report 2004.

**6.14** There are a number of different affordable housing tenures, these include:

- Rented - private sector or “social”, either through the Council, or Housing Associations
- Shared ownership – accommodation provided by Registered Social Landlords (RSLs), where the occupier buys part of the property, and rents the remainder.
- Housing where there is an element of subsidy from another source, for example student housing, or housing provided by an employer.
- Low cost ownership – housing which is sold at below market prices. However, this affects the “first sale” only, and there is no mechanism for ensuring that prices are kept low “in perpetuity”.

**6.15 Key Worker Housing** – key worker housing is not a specific tenure in its own right, but refers to the “type” of people who are able to live within it, such as medical staff, or police. The precise type of people who will be able to live in a particular scheme will depend on the funding which contributes to its development, and the criteria attached to it.

**6.16** Arun District Council aims to provide “mixed, balanced, communities” and negotiations and/or allocations to provide affordable housing will generally include more than one type of “affordable” accommodation, in order to meet a range of housing needs.

**Affordable Housing: Thresholds**

**Draft South East Plan**

The size of site on which an affordable housing contribution will be required should be set locally.

**6.17** At the moment, the Arun District Local Plan seeks to negotiate a proportion of affordable homes in residential developments of 25 dwellings or more. Recent government guidance has indicated that this threshold could be lowered to 15 units (or sites of 0.5 hectares) – or even less, where the authority has high levels of need which cannot be met on larger sites alone and/or where the majority of the housing supply comes from smaller sites.

**6.18** Many residential developments in Arun are on small sites, as illustrated by an analysis of “windfall” sites (sites which were not allocated in the Local Plan) which came forward in Arun between mid-2003 – March 2004:

Size of site	No. of dwellings
Up to 0.4 hectares	212
0.4 hectares –1 hectare	53
Over 1 hectare	60

**6.19** As a result, many residential developments are not providing any “affordable” units at all. However, it is important to note that there will always be some sites which are not able to provide any, or less than the amount of affordable housing usually sought, perhaps due to very expensive remediation works, or other factors. It is important that whichever approach the Council adopts, it can demonstrate that it is financially viable.

**Q17 With regard to the provision of affordable housing, do you think Arun District Council should: (please tick all that apply).**

- Consider if smaller sites under the affordable housing threshold can contribute to affordable housing provision in some way – for example, through some form of contributions scheme?
- Lower the threshold at which it negotiates for affordable dwellings to 15 units?
- Lower the threshold at which it negotiates for affordable dwellings to 10 units?

**Affordable Housing: Delivery**

**Draft South East Plan**

The draft document quotes a regional target of 25% of all new housing being social rented, and 10-15% other forms of affordable housing. Where justified by needs assessments, Local Development Documents should specify the tenure of housing being sought.

**6.20** The adopted Arun District Local Plan seeks to achieve 30% affordable housing on appropriate sites. Viability work is being carried out across the County to consider if such percentages can be raised. However, it is important to note that an increased percentage must be viable.

**Q18 If it is demonstrated to be viable, do you think: (please tick only one option)**

- the percentage of affordable housing sought should be raised?
- the percentage should only be raised if it includes a specific proportion (say 10%) for key worker housing?

### Affordable Housing: Outside of the Built Up Areas

#### Draft South East Plan

Local Development Documents will identify small scale affordable housing sites in rural locations within or well related to settlements, including land which would not otherwise be released for development.

**6.21** The Arun District Local Plan currently has an “exceptions” policy which allows (under very strict circumstances) residential dwellings outside of the built up areas, for social rented affordable accommodation for local needs only. However, recent government guidance has indicated that it may be possible for local authorities to **allocate** land **just** for affordable housing. These would be small sites within or adjoining small rural communities which would not otherwise be released for housing, to provide affordable housing to meet local needs in perpetuity. This approach would allow more certainty, and address local needs more precisely. Indeed the emerging South East Plan states that Local Development Documents should identify small scale affordable housing sites within or well related to settlements, including land which would not otherwise be released for development. It is Arun’s intention that this could apply to villages which have either a parish council or parish meeting, which are not close to the main conurbations where conditions are not typical of rural areas. It is not envisaged that such allocations would be appropriate for settlements along the coastal strip which have defined Built Up Area Boundaries.

#### Q19 Should the Council: (please tick only one option)

- Option A: Consider allocating some land within or adjoining rural villages for affordable need only?
- Option B: Rely only on the “exceptions sites” approach?

**If you have chosen option A, do you have any suggestions as to which settlements might benefit from having such an allocation?**

---



---

### House Sizes

**6.22** As the number of single person households grow, the need for smaller dwellings increases. This is particularly important for “new” households, who are trying to get on the housing ladder; consequently there is greater demand for flats and smaller houses than is currently available.

**6.23** Although not all smaller households will automatically want a small home, in recent years the number of larger dwellings (with four or five bedrooms) in the District has increased. It makes sense, therefore, for the District Council to do its best to facilitate a range of sizes of new dwellings to be built, in both the private and affordable housing sectors.

#### Q20 Do you think the Council should: (please tick only one option)

- Try to encourage a range of dwelling sizes in all types of developments? (both private and “affordable” housing?)
- Try to encourage a mix of dwelling sizes, but only in larger developments (for example, 25 dwellings or more)?
- Leave the choice to developers, and not try to influence the number of smaller dwellings?

### Gypsy and Traveller Issues

**6.24** Recent government guidance requires that local authorities should allocate sufficient sites in their DPDs to ensure that requirements for pitches in the Regional Spatial Strategy are met. This will be considered within the Sustainable Communities DPD which will address site-specific housing and employment issues. In addition to finding sites, the DPD will be required to set out “fair, reasonable, realistic and effective criteria” for general site provision policies.

### Travelling Show People Issues

**6.25** The need and requirements of Travelling Showpeople is also a consideration in the district. The provision of adequate site(s) for Travelling Showpeople will be addressed through the Sustainable Communities DPD.

### Specialist Housing

**6.26** The Housing Needs Survey published in 2004 found that 20% of households in Arun contained someone with a special need; and that 70% of wheelchair users did not live in a building adapted to their needs. Arun District Council will also be looking to encourage more “Lifetime Homes”; these are homes (newly built or converted) which include particular design features (such as wider doorways) to ensure that homes are suitable for people in terms of comfort, safety and convenience. These may particularly benefit people with reduced mobility, disabilities, or caring responsibilities.

## Working

### National Context

#### Planning Policy Guidance Note 4 – Industrial, Commercial Development and Small Firms

States that business uses should be compatible with environmental objectives.

#### Planning Policy Statement 7 – Sustainable Development in Rural Areas

Encourages economic activity within rural areas, and farm diversification schemes.

### Regional Context

#### Draft South East Plan

This states that sufficient employment land should be made available to promote continued sustainable growth and diversity of the regional economy whilst promoting an urban renaissance and protecting the environment. A range of sites and premises should be provided to meet the needs of businesses and the local workforce now and in the future. More efficient use should be made of existing sites and premises which are not fully used because they are unsuited to modern business needs. Development plans should resist the loss of existing suitably located industrial and commercial sites to other uses where it is justified by local economic and employment evidence in areas where there is a need to protect the existing stock of premises and reduce the extent of new land allocation.

Human resource development should be recognised as an essential component in harnessing and promoting future economic success in the region.

#### West Sussex Structure Plan 2001-2016

The West Sussex Structure Plan requires that 240,000 square metres of employment floorspace is provided within Arun District from 2001 - 2016. (The term “employment” refers to offices, industrial uses, warehousing and other commercial uses within Classes B1 (business) B2 (General Industrial) and B8 (Storage and Distribution) of the Use Classes Order. Although other uses such as leisure and retail provide jobs, they are not included within this definition. However, it is important to note that the Structure Plan describes these figures as “yardsticks, rather than prescriptive or inflexible requirements.” Consequently some districts may need to allocate more or less employment floorspace than indicated in the Structure Plan. It is important that this makes provision for the kind of jobs that are needed locally.

The emerging South East Plan, the West Sussex Structure Plan and the Area Investment Framework all indicate the need to regenerate the Sussex Coastal areas.

It is important to note that a rigid interpretation of the Structure Plan figures indicated above, could potentially inhibit the scope for economic diversification. It is important to ensure that sufficient scope is provided for ensuring an adequate and appropriate range of sites and premises in terms of size, types and location. It is important to ensure a balance between locally available jobs and housing; and to counteract the reduction in population of working age.

### Local Context

#### Emerging Employment Land Study

Emerging survey work undertaken for the Council addresses the potential expansion needs of existing local businesses.

The survey highlighted that small – medium enterprises (or “SMEs”) (less than 50 employees) currently play an important role in Arun’s economy. The rural economy is also of importance, and survey work has found a diverse range of

niche service related activities.

A number of provisional recommendations have been made by the study.

Early results appear to recommend that a greater amount of floorspace than that indicated in the Structure Plan could be required up to 2017.

The study proposes five types of employment location designation types:

- Locally significant employment sites.
- Rural Business Sites
- Small - Medium Enterprise Sites
- Greenfield Developments
- Specialist Niches

A criteria-based approach to the selection of such sites is proposed. The study proposes that new policies are developed to protect against the loss of existing employment sites, using the five employment designation types given.

The survey highlights that western parts of Arun appear to have good potential for inward investment opportunities, light industrial, and office uses. In general, Arun has most potential for attracting light industry, B2 manufacturing uses and logistics/ distribution. This emphasises that allowance is made for inward investment opportunities.

Small office markets should be generated in Littlehampton and Bognor Regis. It will also be important to ensure qualitative improvements to existing stock. This could include introducing complementary ancillary employment uses which currently fall outside of the B use class; making environmental and security improvements and possibly redeveloping some employment sites for continuing employment uses.

As well as facilitating the provision of sites and premises, thought should be given to linking property provision with business support services, such as business centres, managed workspaces and incubator units.

**Q21 Should some sites in rural areas be allocated for employment uses?**

- Yes  No  Don't know/not sure  Need more information

**Q22 What types of employment facility should be provided in Arun District? (Please tick all that you think are required)**

- Small starter units (also known as "incubator" units)
- "Move on" units for growing businesses
- Business Parks
- Sites for offices
- Sites for warehouse and distribution facilities
- General industrial/business areas

**Q23 Do you think that the Council should consider the allocation of Employment Protection Areas to ensure that existing employment land is not lost to other uses?**

- Yes  No  Don't know/not sure  Need more information

**6.27** Public sector needs must also be addressed (although these have not been taken into account in the study).

**6.28** It is important to note that some employment land provision is likely to be dependent on key transport initiatives such as the proposed A27 Arundel Bypass. Should these schemes be delayed or not come forward, alternative employment provision might be required.

**6.29** The Area Investment Framework for Coastal West Sussex forms the basis for co-ordinating investment in sites and premises, and other aspects of physical regeneration, with other regeneration priorities in the area.

**6.30** Other initiatives facilitating economic regeneration in Arun include:

- the new Arena Skills Centre, this will deliver vocational skills

- Adult Education, and “Skills for Life”; aiming to raise the level of skills in the local economy, as part of efforts to boost wages in the District.
- The potential development of a virtual “Enterprise Gateway” in partnership with Chichester College. This will identify opportunities for innovation, and may lead to spatial development needs in the future.
- Work is progressing in Bognor Regis on a Business Improvement District at Southern Cross, and some consideration is being given to a “Business Improvement District” (BID) for Littlehampton Town Centre.
- “Social enterprises” or “Community Interest Companies” (not-for-profit organisations which offer community services) could also provide opportunities to address issues relating to deprivation and regeneration.

**6.31** Arun District Council is currently developing an Economic Strategy which will also help achieve these aims.

#### Littlehampton Harbour

**6.32** This is no longer commercially viable as an operating port. It is currently a safeguarded site in the West Sussex Minerals Local Plan. Until this safeguarding is lifted, the site cannot be redeveloped for other more profitable uses. If this safeguarding was lifted, the site would have potential to become a leisure port with possibly a marina. A Study is being carried out by the Littlehampton Harbour Board to investigate the future of the harbour.

## 7.0 Objective 3:

### Creating quality places: Providing an attractive living and working environment

#### Density

##### National Context

#### Planning Policy Guidance Note 3

PPG3 emphasises the need to make the best use of land by avoiding densities of less than 30 dwellings per hectare, and seeking greater intensity of development at places with good transport accessibility.

- 7.1** The government recommends that local planning authorities avoid inefficient use of land (less than 30 dwellings per hectare) and that residential development of 30-50 dwellings per hectare should be encouraged. More intense development might be suitable at places of good transport accessibility such as town, district and local centres, or major nodes along public transport corridors.

##### Regional Context

#### Draft South East Plan

The emerging South East Plan has an overall regional target of 40 dwellings per hectare up to 2026.

##### Local Context

- 7.2** The adopted Arun District Local Plan 2003 requires a minimum of 30 dwellings per hectare (net). This may sound high to some people, but it should be recognised that many popular housing areas are at a higher density that might be expected.



Arundel Town Centre  
64 Dwellings per hectare



East Bank, Littlehampton  
50 Dwellings per hectare

**7.3** The important thing is achieving the balance between good densities and good design. There will be some parts of the District where the minimum density should remain at 30 dwellings per hectare (or even less, if the character of the area might be harmed). These could include the District's Conservation Areas and Areas of Special Character. However, it is important to ensure that elsewhere, land is used as efficiently as possible. Lower densities would result in a greater need for greenfield sites.

**Q24 Which approach do you think the Council should adopt towards housing densities? (please tick one option only)**

- Maintain the current approach – a minimum density of 30 dwellings per hectare (unless character of the specific area, such as conservation areas, areas of special character, or suburban housing areas might be harmed)
- Increase the minimum to 40 dwellings per hectare
- Have a minimum density of 30 dwellings per hectare, but encourage higher densities in certain defined areas, such as town centres.
- Encourage higher densities provided that this would not harm the character or townscape of an area.
- Encourage higher densities in all locations that are well-served by public transport.

## Design

### National Context

#### Planning Policy Statement 1: Delivering Sustainable Development

PPS 1 states that "Good design ensures attractive, useable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning."

### Regional Context

#### Draft South East Plan

This states "Good design will become increasingly important as more opportunities are taken to maximise densities and intensify development."

### Local Context

**7.4** In terms of new development, it is extremely important that local distinctiveness is reflected and enhanced through high quality development, which also preserves and enhances biodiversity, reduces crime and provides for a sense of place and community. The Council will expect developers to comply with the principles, now firmly established by government departments, Commission for Architecture and the Built Environment (CABE), English Heritage, the Environment Agency, and English Nature. These principles could usefully be brought together in a Supplementary Planning Document.

## Town Centres and Retail Development

### National Context

#### Planning Policy Statement 6: Planning for Town Centres

The key objective of this policy is the promotion of the vitality and viability of town centres. The Government considers this to be an important factor in delivering sustainable and inclusive communities. The Government encourages town centres with a wide range of services in a good environment, accessible to all. Town centres are to be identified within a 'network of centres'. This is a tool which helps determine the role and function which individual town centres play in relation to neighbouring town centres. The development of a town centre network helps plan an even distribution of town centre functions. The Government requires development plans for town centres to be based upon an assessment of the town centres existing capacity and future requirements. Development plans are also expected to support town centre management schemes and partnerships.

### Regional Context

#### Draft South East Plan

The Draft South East Plan supports the Government's policy outlined in PPS6. The Plan identifies a regional network of town centres including Bognor Regis. The plan states that these town centres will be the focus for major retail, tourism, cultural, leisure or office developments to meet identified needs. Policy T5 also states that investment in the regional town centres should take into account:

- The need to support the pre-eminent town centre's functions, viability and capacity to accommodate change and growth within each sub-regional catchment area.
- The need to respect the historic character, environment and cultural value of existing town centres.
- Where it would assist the regeneration of vulnerable centres, new investment on the appropriate level and scale should be promoted.
- Where it would support sustainability objectives including the role of regional hubs.
- The potential vitality and viability of nearby town centres.

Local Authorities are also expected to promote appropriate growth in smaller centres to meet local needs. The South East Plan also requires developments to be subject to a sequential test, considering town centres before edge of centre and out of centre locations. The purpose of this is to ensure that the role of regeneration in town centres is not undermined by an intensification of uses at out-of-centre locations. Development in town centres also promotes sustainability, by encouraging the use of public transport.

#### Q25 Where do you think that new retail development should be located? (please tick)

- In existing town centres
- On the edge of towns
- Out of towns

### Local Context

#### Arun Retail Study

As required by PPS6, an assessment of Arun town centres was commissioned from consultants. The consultants have carried out 'town centre health checks' for Bognor Regis, Littlehampton, Rustington and Arundel.

#### Littlehampton Vision and Bognor Regis Master Plan

These documents set out draft visions and action programmes to guide the development and regeneration of their respective town centres. They address a number of issues including environmental enhancement; transport and accessibility; the clustering of uses; and the encouragement of town centre mixed use development. Some of these proposals will require implementation through the planning system. Consequently, it is likely that Area Action Plans will be produced for both Bognor Regis and Littlehampton town centres.

The Bognor Regis Master Plan also encourages the development of different town centre 'quarters' where particular uses or activities are clustered, for example a café quarter.

Both documents have been produced following public consultation. The

Masterplan has been adopted by Arun District Council. The Littlehampton Vision has been adopted by the Littlehampton Town Centre Action Group, and will be presented to Arun District Council with a recommendation that it should be adopted by the Council.

**Q26 Do you agree with the principle of encouraging certain uses in certain parts of the town centres?**

Yes  No  Don't know/not sure  Need more information

**7.5** Arun District is the most populated district in the county, yet it is finding it hard to compete in terms of retail experience with the neighbouring towns of Chichester and Worthing, which are 'high order' centres. In order for the district to become more sustainable it needs to be better able to compete with them.

**7.6** As highlighted by the Littlehampton Vision and Bognor Regis Masterplan, regeneration may provide the catalyst for attracting more visitors and local people to the towns by improving the attractiveness of the built environment and providing more visitor activities such as arts, culture and entertainment facilities.

**7.7** To attract people to the towns it is also important that there is the right mix of uses. Certain parts of the town centres are defined as 'primary shopping frontage' which act as the key retail areas for the district.

**Q27 Should the Council try to further control the mix of uses by designating 'secondary shopping frontages' within the town centres?**

Yes  No  Don't know/not sure  Need more information

**7.8** It is important to clarify that although the planning system can control the type of uses allowed in town centres it is not possible to control which particular retailers decide to operate in our town centres.

**Q28 What else can be done to ensure that the towns of Bognor Regis and Littlehampton become more competitive?**

---



---

**7.9** It is also important that the smaller local centres remain viable, since these provide local services, promoting sustainability by reducing the need to travel.

**Q29 Should we secure the retention of local shops?**

Yes  No  Don't know/not sure  Need more information

**If 'no' what other uses should we allow?**

---



---

## Tourism

### National Context

**Planning Policy Guidance Note 21**

PPG 21 emphasises the importance of tourism to the economy, and the prosperity of many towns, cities and rural areas. It says that development plans should make provision for tourism.

### Regional Context

**Draft South East Plan**

This says that opportunities should be sought to diversify the economic base of the region's coastal resorts, while consolidating, and upgrading tourism facilities in ways which promote higher value activity, reduce seasonality and support urban regeneration. Development plans (and/ or supplementary planning documents) should address the spatial dimensions of an agreed vision for tourism, and identify core area and associated policies for tourism in coastal resorts.

Opportunities to promote tourism and recreation-based rural diversification should be encouraged where they provide jobs for local residents and are of a scale and type appropriate to their location.

### Local Context

#### Arun Visitor Strategy

A new Visitor Strategy is being prepared for the District.

**7.10** Arun has the second largest visitor economy in West Sussex. Almost 4 million visitors spend £170 million per year and support over 3,000 jobs. As well as generating inward expenditure and supporting jobs, tourism provides Arun's residents with services, facilities and recreational opportunities which they may not otherwise have. Arun district has much to offer visitors – the coastal towns of Bognor Regis and Littlehampton and the historic town of Arundel. However, visitors to the district spend less money than they do when visiting other destinations; there are opportunities to expand the visitor economy by persuading more visitors to stay in the district; provide a better and more relevant recreational infrastructure stimulate higher levels of expenditure and develop the "visiting friends and relations" sector. Challenges lie in providing a more positive environment for tourism development, and providing a competitive and sustained level of investment in tourism. Boosting retail provision might also increase visitor spending power.

**7.11** The South East Plan states that "core areas" for tourism in coastal resorts should be identified, to which specific tourism related planning policies would apply. In view of the interconnection in tourism terms between these resorts and Arundel, perhaps the latter should also be considered as a "core area".

**Q30 Do you agree with the identification of Core Areas for tourism in Littlehampton and Bognor Regis?**

Yes  No  Don't know/not sure  Need more information

**Q31 Do you consider that Arundel, although not a coastal resort, should also be designated as a "core area" for tourism?**

Yes  No  Don't know/not sure  Need more information

**7.12** Rural tourism plays an important part in the rural economy. Allowing diversification can sustain some farm enterprises. The LDF will need to address this issue, together with the role of holiday caravan parks.

## Open Space/Leisure Issues

### National Context

#### PPG17 – Planning for Open Space, Sport and Recreation

Recognises that open space, sport and recreation underpin people's quality of life and have a vital role to play in promoting healthy living, preventing illness, and aiding the social development of children.

It expects local authorities to undertake robust assessments of the existing and future needs of their communities for open space, sports and recreational facilities. Guidelines describing how such assessments should be completed are set out in "Assessing Needs and Opportunities: A Companion Guide to PPG17" (ODPM, 2002).

### Regional Context

#### Draft South East Plan

This says that increased and sustainable participation in sport, recreation and cultural activity should be encouraged by local authorities, public agencies and their partners through Local Development Documents and other measures in order to improve the overall standard of fitness, enhance cultural diversity and enrich the overall quality of life.

### Local Context

**7.13** Current Arun District Council planning policy seeks to protect all existing open spaces, playing fields, outdoor sports facilities and children's play facilities from development.

### Arun Open Space Sport and Recreational Study

**7.14** Arun District Council commissioned consultants in December 2004 to undertake an assessment of Open Space, Sport and Recreational needs within the District, in accordance with PPG17. The results of this work will identify a methodology which assesses the wider recreational needs of the local community and make appropriate provision in the light of those assessments.

**7.15** The aim of the Study was to assess and analyse the quantity and quality of existing open spaces, the varied functions of open spaces and the needs of local people. It includes an assessment of needs for playing pitches and indoor sports facilities in the District. The results will inform the Local Development Framework; provide updated planning guidance and open space standards; identify needs for new open spaces and indoor and outdoor sports facilities including opportunities to enhance and reconfigure open space provision; enable a rationale to secure external funding for the improvement and additional provision of facilities particularly via developer contributions.

**7.16** The draft study has been received. Its draft findings are that open space needs and priorities are fairly consistent across the District. It recommends that areas of medium population density and /or wards with a high proportion of terraced and flatted accommodation should be prioritised for improvements to the provision of public parks, children's play areas, amenity green spaces and allotments where there is an identified deficiency in either the quantity or access.

**Q32 Do you agree that areas with a concentration of flats or terraces and identified open space deficiencies should be prioritised for improvements in open space provision?**

Yes  No  Don't know/not sure  Need more information

**7.17** It also stated that the range and quality of open space provision within these spaces should reflect the increased range of functions which these spaces are required to fulfil which would normally be performed by back gardens. Such functions include children's play, informal games, sitting out/relaxation, picnics/outside dining, gardening and family/community gatherings.

**Q33 Do you agree that in areas with a concentration of flats or terraces open spaces should perform the same role as back gardens?**

Yes  No  Don't know/not sure  need more information

**7.18** The draft study found that there are several parishes within the district which have areas with more children than the district average. It suggests that these parishes should be prioritised for improvement where there are inadequate opportunities for children's play for all age groups.

**Q34 Should priorities for improvements in children's play facilities be: (please tick one only)**

- Targeted at those areas where there are inadequate existing facilities
- Should another approach be taken? Please supply details below.

**7.19** The draft study also found that the majority of wards contain certain areas where a higher proportion of the population suffer from health problems compared with the Arun average. Within these areas open spaces should provide opportunities for physical activity, relaxation and stress relief.

**Q35 Which of the following approaches (suggested by the draft Open Space and Leisure study) should be given priority: (please tick one only)**

- Additional pitch provision to be prioritised in those areas which are currently deficient?
- Pitch provision should be enhanced within areas of the District which are expected to experience significant population growth over the LDF period (if needs are not already catered for)?

**Q36 Which of the following approaches do you think should be taken to address deficiencies in access to swimming pools?(please tick one only)**

- Assist potential users to reach other facilities beyond a 15 minute journey time
- Encourage use of smaller facilities to which there is limited or restricted public access at present.

**7.20** There is a need to improve access to sports hall provision to residents living further than 15 minutes journey time from existing facilities.

**Q37 In which of the following ways do you feel access to sports hall provision could be improved: (please tick all that apply)**

- Assisting potential users in reaching other facilities beyond the 15 minute journey time;
- Improving access to halls with no public access prioritising those locate in deficiency areas
- Enhancing the sports function of community centres and other venues to enhance their role in catering for sports needs;
- Encouraging the use of secondary school and community school facilities to which there is currently limited or restricted public access at present, through improving the attractiveness of facilities or the range of facilities provided.

## Protection of the Historic Environment

### National Context

#### Planning Policy Statement 1: Delivering Sustainable Development

PPS 1 states "The Government is committed to protecting and enhancing the qualities of the natural and historic environment in both urban and rural areas."

#### Planning Policy Guidance Note 15: Planning and the Historic Environment

PPG 15 states "It is fundamental to the Government's policies for environmental stewardship that there should be effective protection for all aspects of the historic environment.

#### Planning Policy Guidance Note 16: Archaeology

PPG 16 states "Where nationally important archaeological remains, whether scheduled or not, and their settings are affected by proposed development there should be a presumption in favour of their physical preservation.

### Regional Context

#### Draft South East Plan

This states that "Local Development Frameworks should adopt policies and proposals which support the conservation and, where possible, the enhancement of the historic environment and the contribution it makes to local and regional distinctiveness and sense of place"

### Local Context

**7.21** Arun district contains a wide variety and high quality of historic built environment ranging from downland settlements to tight-knit urban areas. The most significant of these have been designated as Conservation Areas. It will be important to formulate policies for the protection of these areas whilst allowing for appropriate change and to ensure their ongoing viability.

- 7.22** The district also contains many existing and potential sites of archaeological importance and these, together with Ancient Monuments, need to be protected, as do any Registered Parks and Gardens.
- 7.23** In addition, the district contains nearly a thousand Listed Buildings and policies will need to be formulated for their protection together with their settings and their long term viability.
- 7.24** Other areas and buildings (Areas of Special Character and Local List) that have a distinctive quality and character are also recognised as contributing to the district's heritage and quality. The protection where possible of the distinctive quality of these will need to be addressed in the Local Development Framework.

**Q38** Do you think there is sufficient emphasis on preserving and enhancing the historic environment under current policies?

Yes  No  Don't know/not sure  Need more information

## 8.0 Objective 4:

### Social and community infrastructure: Meeting social needs

#### Health, Education and Community

##### National Context

###### Planning Policy Statement 1: Delivering Sustainable Communities

The Government's objective is the delivery of strong, vibrant and sustainable communities meeting the diverse needs of all people in existing and future communities. Plans and policies should promote accessibility to jobs, health, housing, education, shops, and leisure and community facilities.

##### Regional Context

###### Draft South East Plan

The South East Plan requires the delivery of social, cultural and health infrastructure that keeps pace with development and population growth. The plan requires development of social and community infrastructure to accord with the principles of sustainable development. The South East Plan requires new and improving social and community infrastructure to take account of its local context. Social and community infrastructure should particularly address the needs of the socially disadvantaged and the increasingly elderly population. The plan requires these issues to be addressed through proactively ensuring social and community infrastructure is accessible to those in need.

##### Local Context

###### Health

- 8.1** Arun District is covered by two Primary Care Trusts (PCT). The Western Sussex PCT covers residents to the west of the River Arun. The Adur, Arun and Worthing PCT covers residents to the east of the river Arun. The PCTs are responsible for planning health services and ensuring they are delivered to residents. Acute health services are delivered by general hospitals outside of the district.
- 8.2** The Adur, Arun and Worthing Primary Care Trust PCT is currently developing a new Arun Community Hospital which is due to open in late spring 2007. This new facility is being developed on the existing Littlehampton Community Hospital site and will also replace the Zachary Merton Community Hospital. The new facility will integrate a

wide range of community and intermediate care services and is central to the PCT strategy of meeting local needs, particularly the elderly population, by supporting people to stay in their own homes.

- 8.3** The Western Sussex PCT is continuously addressing the development and redevelopment of facilities to meet local needs. The PCT wishes to deliver integrated community services with less reliance on acute services. It is also concerned with the ageing population, and how their needs can be met. The PCT wishes to develop services to address the deprivation that exists in Bognor, recognising the opportunities that the regeneration of Bognor Regis offers to achieve this goal.
- 8.4** It is important to recognise that the development of health facilities is constrained by the limited capital and revenue resources available to the PCT's. Development should be supportive of the PCT's priorities. The effect of development upon the provision of social and community infrastructure can be determined by 'health impact assessments'. This useful tool considers the impact of development upon health and social wellbeing by considering a number of different factors one of which is the provision of, and access to social and community infrastructure. For further information on Health Impact Assessments go to [www.publichealth.nice.org.uk](http://www.publichealth.nice.org.uk).

**Q39 Do you think all major development proposals should be subject to a Health Impact Assessment?**

Yes  No  Don't know/not sure  Need more information

**Q40 Should all major developments have a positive Health Impact Assessment?**

Yes  No  Don't know/not sure  Need more information

#### Education

- 8.5** In accordance with the "Children's Act", West Sussex County Council is setting up a Children's Services Department. This integrates and delivers both children's social and education services. The new Littlehampton

Full Service Hub is an example of an integrated children's service, meeting a wide range of needs through one point of contact. The delivery of increasingly integrated social and education services might have implications for the use of land. Accessibility to these services is an important factor for any new development to take into account.

- 8.6** The nature of statutory approval process for new or enlarged education facilities means that the planning system cannot determine the provision of new facilities. It is important that the planning system ensures that developers contribute towards the provision of additional facilities for children needed to cater for the increased demand associated with new residential development.

#### Community

- 8.7** Community facilities play an important role in delivering sustainable communities. They can provide a focal point for social integration, supporting and facilitating the development of social support networks. This is especially important for communities that are growing.

**Q41 Should all new housing provide a contribution towards the provision or enhancement of new or existing community facilities?**

Yes  No  Don't know/not sure  Need more information

#### Waste

##### European Context

##### EU Landfill Directive (99/31/EC)

In 1999 the EU Landfill Directive (99/31/EC) set out targets for the reduction of biodegradable municipal waste sent to landfill.

##### National Context

##### Waste Strategy for England and Wales (2000)

In response to the EU Landfill Directive the Government Produced a Waste Strategy for England and Wales (2000) which gives a high priority to waste minimisation, recycling, composting and recovery and sets out targets for local

authorities to increase the recycling and composting of household rubbish to:  
at least 25% by 2005,  
at least 30% by 2010,  
at least 33% by 2015.

To ensure that all local councils contribute to achieving these targets, the Government has set Statutory Performance Standards for local councils' recycling in England. Local councils will need to make significant steps forward in recycling and composting to meet these new statutory standards.

The Government has introduced a range of measures to drive this change including:

**Landfill Tax** - £14 per tonne for household waste rising per year to £35 per tonne. Paid by West Sussex County Council through the Council Tax.

**Landfill Directive** – requiring landfilling of biodegradable waste to be reduced to 35% of 1995 levels by 2020.

**Household Waste Recycling Act 2003** – requires Councils to collect at least two recyclable materials separately at the kerbside by 2010. The more we recycle, the less money ratepayers will have to pay in Landfill Tax.

**PPS10: Planning for Sustainable Waste Management** requires District Councils to include policies on waste management in the Core Strategy. It says that proposed new development should be supported by site waste management plans of the type encouraged by the DTI, to identify the volume and type of material to be demolished and/or excavated, opportunities for the reuse and recovery of materials and to demonstrate how off-site disposal of waste will be minimised and managed.

### Regional Context

#### Draft South East Plan

This states that development plans should require development design and construction which minimises waste production and associated impacts, through the re-use of construction and demolition materials; and promote layouts and designs to facilitate storage, reuse, recycling and composting.

It also says that development plans should encourage development projects to use construction materials that reduce the demand for primary minerals wherever practicable.

**8.8** West Sussex County Council is the waste disposal authority for Arun District. The County Council also operates the Household Waste Recycling Centres at Wick, Littlehampton and at Bognor Regis.

**8.9** West Sussex County Council is also the planning authority responsible for Minerals and Waste, and for the production of the Waste Local Plan. The Waste Local Plan identifies sites for dealing with the collection, sorting and disposal of waste. The Revised Deposit Draft Waste Local Plan identifies safeguarding for the major waste sites, which will need to be identified on the LDF Proposals Map.

**8.10** Arun District Council is the waste collection authority for household waste, including recyclables. It takes general waste to a waste disposal facility, and recyclables to a central collection point, from where West Sussex County Council take it to a Materials Recovery Facility for sorting and bulking-up, before it is transported to a re-processor for making into new materials.

**8.11** All homes now have a separate wheelie bin for the fortnightly kerbside collection of recyclables. This means that new housing developments will have to incorporate storage facilities for the collection of recyclables into their design.

**8.12** The District Council also manages neighbourhood recycling centres for the collection of glass, tins, plastics and clothing.

**Q42** Should we incorporate storage for bins within house design and/or residential plots?

Yes  No  Don't know/not sure  Need more information

**Q43** Should we require developers to produce a detailed waste management plan, in order to show how they will manage their construction and demolition waste?

Yes  No  Don't know/not sure  Need more information

**Q44** Should waste management plans show how much recycled material is to be used in the new construction?

Yes  No  Don't know/not sure  Need more information

## 9.0 Objective 5: Transport and movement

### National Context

#### Planning Policy Guidance Note 13 – Transport

Promotes the use of more sustainable modes of transport for both people and for freight, to improve accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling, and reducing the need to travel especially by car. It is the government's aim to create sustainable communities.

### Regional Context

#### Draft South East Plan

The South East Plan states: "The Region's role as the gateway to the rest of Europe places substantial pressure on the region's transport system as a whole. The Region's gateway function means that the transport system in the South East plays a pivotal role in the wider system of North-west Europe. The pressures associated with the gateway function and proximity means that transport is having an adverse impact on the built and natural environment."

Decisions relating to the spatial distribution of land uses, and the mix of land uses and design will have implications for the nature of future demand for travel and the way in which the transport system will need to be developed. In this context the Regional Transport Strategy sets out to deliver the following:

"Our vision is a high quality transport system to act as a catalyst for continued economic growth and provide for an improved quality of life for all in a sustainable and socially inclusive manner: a regional transport system which progressively reaches the standards of the best in North West Europe."

### Local Context

#### Local Transport Plan

The objectives of the Local Transport Plan are as follows:

- Improve access to jobs and services improve safety
- reduce pollution
- reduce congestion

The Transport Plan will encourage the use of alternative modes of transport whilst recognising that an efficient road transport network is essential for the local economy.

Area Transport Plans examine the transport issues at the local level. The plans discuss the various methods of travel whilst identifying what the County Council will do in the future to improve travel within the district.

- 9.1 Good transport is important for the district; it affects the quality of life for all local residents through the creation of easy access to jobs, shops, leisure facilities and services. It is also important for creating a strong and prosperous economy.
- 9.2 Current trends point to ever increasing traffic growth, whilst the amount of road space available is limited. In Arun district, having access to a private car is important to achieving a good quality of life. However, the private car has a detrimental effect on both the built and natural environment, and it is important that alternative modes of transport are not only made available but made attractive to those who currently use the car.
- 9.3 West Sussex County Council is the local highway authority. The County Council works closely with District and Borough Councils as well as other local partners to help achieve improvements to the transportation system within their control.
- 9.4 West Sussex County Council produces the County's Local Transport Plan (LTP). The LTP expresses the County's transport strategy for the next 10 years, The priorities of the plan are to:
  - Improve accessibility
  - Improve road safety
  - Reduce pollution; and
  - Reduce congestion
- 9.5 The Council believes that the location of new development can have a big impact on transport issues within the district. Influencing the location, density and mix of uses can help to reduce the need to travel as well as the mode by which the journey is taken.
- 9.6 New development should be located so that it is close to existing services and facilities to help minimise the need to travel whilst encouraging the use of walking, cycling and public transport. People

may decide not to use these alternative facilities but at least the opportunity to access local services, by means other than the car has been provided. The location of future development should also either improve existing transport provision or improve the choice of modes of transport available. All new developments should encourage people to walk or cycle or to use public transport rather than using the private car.

- 9.7** Public transport plays an important role in moving people throughout the district, whilst providing a sustainable mode of travel, and reducing road congestion. The County Structure Plan states that the Strategic Passenger Network should be protected, whilst permitting new or improved infrastructure. One such scheme that the LTP makes reference to is the concept of a 'Coastal Fastway'. It is intended that the County Council will work with neighbouring authorities to produce a coastal bus service linking Portsmouth and Brighton that will consist of a series of measures aimed at forming a quality bus corridor along the South Coast. It is thought that the scheme will contribute towards coastal economic regeneration, whilst improving accessibility to shops, education, health facilities and employment areas.
- 9.8** A Community Rail Partnership has recently been set up for the Arun Valley Line. The intention is to promote and revitalise the route through partnership working. It is hoped that the partnership will be an opportunity for the community to become involved and take ownership of the railway.
- 9.9** Interchanges enable people to transfer easily from one form of transport to another – for example, enabling passengers to change from a bus to the railway network.
- 9.10** Although the District and the County Council aims to reduce the need to travel; reduce the amount of road congestion; and increase the use of alternative modes of transport, the Council recognises that there is a need for new and/or improved roads. One such road is the A27 at Arundel where the area suffers greatly from congestion.
- 9.11** One of the objectives of the Local Transport Plan for the coastal areas

of the county is to create "an improved, less congested and more reliable A27, with a focus on Arundel, Chichester and Worthing". The County Council is currently working with the Highways Agency to identify a solution for the A27 at Arundel.

- 9.12** Arun will need to ensure that satisfactory progress has been made to improve and upgrade the A27 in deciding where to locate its strategic location west of the River Arun (West Sussex County Structure Plan).
- 9.13** The Bognor Regis Relief Road is required in association with development proposals at both Felpham and Bersted. In removing the through traffic from Felpham, the settlement would be provided with an opportunity to reallocate road space so that pedestrians and cyclists have greater priority. These changes will also enable public transport to have greater road space.
- 9.14** One issue that is often raised is the long waiting times at level crossings. These level crossings delay journeys, create congestion and subsequently create traffic pollution problems for any surrounding properties. However, a solution to this problem would require significant investment. It may be however that in order to avoid compounding the existing congestion problems caused by level crossings future residential development should not be located it would generate further traffic.

**Q45 Are railway level crossings a barrier to new and/or existing development?**

Yes  No  Don't know/not sure  Need more information

- 9.15** PPG13 (Transport) requires the introduction of 'maximum' parking standards, and has made it inappropriate for a Local Authority to seek commuted payments based purely on the lack of parking on a site. To address this the County Council has introduced a transport contributions methodology known as 'Total Access Demand' (TAD). TAD is based on the principle of securing improved accessibility by all modes of transport and mitigating the impact of those accessing the development by car.

**9.16** Road improvements should also be accompanied by improvements to the south coast rail network.

**Q46** Are there any locations where you feel transport interchange facilities could be improved?

Yes  No  Don't know/not sure  Need more information

If yes, please specify below.

---

---

**Q47** What improvements would make you or your household use public transport more often?

---

---

---

---



Arun District Council  
Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex  
BN17 5LF

Telephone 01903 737500  
Fax 01903 730442  
[www.arun.gov.uk](http://www.arun.gov.uk)

