

# Technical Note

<b>Project</b>	HRA for the Arun Local Plan	<b>Date</b>	December 2017
<b>Note</b>	Screening of final proposed modifications	<b>Ref</b>	UE0194
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<b>Status</b>	Final		

## 1. Introduction

This technical note forms an Addendum to the Habitats Regulations Assessment (HRA) for the Arun Local Plan (ALP). Readers are referred to the following documents for more detailed information about the assessment process, and which support the information contained in this note:

- ▶ Arun District Council (December 2007): *HRA Screening Exercise for the Arun District Local Development Framework Core Strategy: Final Report*;
- ▶ EDAW/AECOM (November 2008): *Arun District Local Development Framework Core Strategy: Appropriate Assessment Report*;
- ▶ AECOM (January 2010): *Arun District Local Development Framework Core Strategy: Habitat Regulation Assessment of Options for Growth*;
- ▶ UE Associates (April 2010): *Habitats Regulations Assessment for the Arun District Core Strategy: Appropriate Assessment Report*;
- ▶ Urban Edge Environmental Consulting (UEEC) (March 2013): *Habitats Regulations Assessment for the Arun District Local Plan*;
- ▶ UEEC (April 2016): *Habitats Regulations Assessment for the Arun Local Plan: Supplementary Work. Stage 1 Report: Baseline Data for Site Evaluations*; and
- ▶ UEEC (June 2016): *Habitats Regulations Assessment for the Arun Local Plan: Supplementary Work. Stage 2 Report: Screening for Likely Significant Effects*.
- ▶ UEEC (February 2017): *Habitats Regulations Assessment for the Arun Local Plan: Supplementary Work. Stage 3 Report: Appropriate Assessment*.
- ▶ UEEC (September 2017): *Habitats Regulations Assessment for the Arun Local Plan: Analysis of new overwintering bird data and its implications for the conclusions of the HRA*.

Following consultation on the proposed Main Modifications during April and May 2017, and further examination hearings held in September 2017, the purpose of this Addendum is to provide information on

the likely significant or adverse effects of the final schedule of Main Modifications to the ALP, on European sites within the scope of the HRA.

## **2. Final Modifications following Inspector's Interim Findings**

Final proposed Main Modifications, including those made since resumption of the examination in 2017, are tabulated in Table 1 overleaf, together with a statement on the predicted effect of each change. This is termed as "No effect", "No likely significant effect (LSE)" or "No additional adverse effect". The latter term is intended to recognise that the policy being modified contributes to an adverse effect, but that the modification is not one for which specific additional mitigation is required.

## **3. Conclusion**

In conclusion, the final proposed Main Modifications are not predicted to significantly alter the profile or scale of the effects of the Local Plan over and above those predicted at the Proposed Modifications consultation stage.

**Table 1: Final Main Modifications**

Main Modification Reference	Chapter	Policy / Paragraph Number	Proposed Modification (deleted text shown as <del>struck through</del> and additional text shown <u>underlined</u> .)	Predicted Effect
MM 1	2	2.1	Add wording re: additional DPDs. " <del>...prepared by local communities. The Development Plan may include a Non-Strategic Sites Development Plan Document (DPD) and Employment Allocations DPD depending on monitoring and will include a Gypsy and Traveller and Travelling Showpeople Sites Allocation DPD. Other local documents, including Supplementary Planning Documents and design guidance, will also supplement the Local Plan. These are set out in the Council's Local Development Scheme (LDS). The Plan sets out...</del> "	No effect
MM 2	4	Table 4.1 Strategic Objectives box , objective 5	Add additional wording in the middle of the Objective to read: ' " <u>To protect and enhance Arun's outstanding landscape, countryside, coastline, historic, built and archaeological environment, as well as the setting of the South Downs National Park</u> , thereby reinforcing local character and identity;" NB: There are consequential changes where the objective is quoted in other parts of the document.	No effect

Main Modification Reference	Chapter	Policy / Paragraph Number	Proposed Modification (deleted text shown as <del>struck through</del> and additional text shown <u>underlined</u> .)	Predicted Effect
MM 3	6	SD SP1	<p>Delete paragraph two and three (including sub parts a and b) to read as follows:                      "When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).  <del>Planning applications that help to achieve the central aim of this Local Plan, which is to increase employment density and which accord with the policies in this Local Plan and/or adopted Neighbourhood Development Plans will be approved, unless material considerations indicate otherwise.</del>  <del>"Where there are no relevant policies in this Local Plan (and where relevant, with policies in Neighbourhood Development Plans) development proposed will be approved without delay unless material considerations indicate otherwise taking into account whether:</del>  <del>a. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</del>  <del>b. Specific policies in that Framework indicate that development should be restricted.</del>                      This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken.."</p>	No LSE

Main Modification Reference	Chapter	Policy / Paragraph Number	Proposed Modification (deleted text shown as <del>struck through</del> and additional text shown <u>underlined</u> .)	Predicted Effect
MM 4	6	SD SP1a	<p>Amend Policy SD SP1a to read:</p> <p>"To maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services, the spatial strategy for Arun District to 2031 is to;</p> <p>a. promote and enable development which supports the main coastal towns of Bognor Regis and Littlehampton role as the main service, employment, retail and social centres by <u>including</u>:</p> <p>i. enabling development that supports Bognor Regis as a holiday centre and University Campus location, and</p> <p>ii. enabling development that supports Littlehampton as a civic centre with a harbour town set at the mouth of the river Arun with an expanding leisure, recreation and marine based economy.</p> <p>b. enable development that recognises the <u>sustainable and</u> historic character of the town of Arundel with its historic buildings set at the foot of the South Downs.</p> <p>c. provide for growth of the sustainable villages whilst maintaining their setting within the open countryside.</p> <p>d. <del>provide for the economy by identifying existing sites of important employment use and allocate land to meet the future needs of both the district and supports the economic development of the coastal market area. Provide for the economic needs of the community by allocating circa 75 hectares of employment land to meet the needs and aspirations for the District to support the regeneration of Bognor Regis and Littlehampton, support job creation, provide for the needs of modern business, increase the attractiveness of the District as a business location and support the economic development of the coastal market area.</del></p> <p>e. provide for the housing needs of the community by delivering 20,000 homes of an appropriate scale and tenure as well as meeting the needs of the Gypsy and Travellers and Travelling Showpeople.</p> <p>f. provide for development in the countryside area which reflects its character and role as the coastal plain, with green wedges separating urban areas, high quality agricultural land and environmental assets.</p>	No additional adverse effect



Main Modification Reference	Chapter	Policy / Paragraph Number	Proposed Modification (deleted text shown as <del>struck through</del> and additional text shown <u>underlined</u> .)	Predicted Effect
			<p>g. encourage the effective use of previously developed land in accordance with the strategy, provided that it is not of high environmental value.</p> <p>h. support development which protects, conserves and enhances built heritage.</p> <p>i. monitor the delivery of the strategy and associated infrastructure with partners organisations, developers and landowners.</p> <p><u>j. Ensure that development, particularly in the undeveloped areas of the District, takes account of the coastal topography to mitigate and adapt to climate change, especially in high risk flood areas.</u></p> <p><u>k. Retain and enhance natural environment resources, including biodiversity.</u></p>	
MM 5	7	7.2.7, 7.2.8 and SD SP2	<p>Insert a new (second) bullet point to paragraph 7.2.7: "<u>- all strategic allocations as identified by the Local Plan;</u>"</p> <p>Amend paragraph 7.2.8 to read: ..."The boundaries, whilst fixed as part of this plan, may be altered as part of other, separate, planning policy documents such as a site specific allocation document or a Neighbourhood Development Plan—<del>providing these do not reduce the coverage of a Built Up Area Boundary.</del> The boundaries may also need to be reviewed if the Council is unable to find contingencies to meet any shortfall in its 5 year Housing Land Supply.."</p> <p>Delete the first paragraph of SD SP2 and replace with:  <u>"Built-Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built-Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan."</u></p> <p>Delete second paragraph "<del>The boundaries can be altered....."</del></p>	No LSE

Main Modification Reference	Chapter	Policy / Paragraph Number	Proposed Modification (deleted text shown as <del>struck through</del> and additional text shown <u>underlined</u> .)	Predicted Effect
MM 6	7	C SP1	<p>First paragraph should be amended to read as:  <u>"Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will not be permitted in the countryside unless it is..."</u></p> <p>Amend criterion b to read: for <del>quiet</del>, informal recreation; or</p>	No LSE
MM 7	7	GI SP1	<p>Add the following sentence to the end of the second paragraph:  <u>"... a joined up Green Infrastructure Network. <del>The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.</del></u></p> <p>Delete final paragraph  <del>Gaps between settlements should also be considered as important Green Infrastructure assets and should be protected from inappropriate development, and enhanced to ensure that they provide high quality environment and multi-functional benefits for the District.</del></p>	No LSE
MM 8	7	SD SP3	<p>Delete criterion e.            Add additional criterion <u>'If a subsequent DPD or Neighbourhood Plan deems it appropriate through an allocation.'</u></p>	No LSE
MM 9	7	LAN DM2	<p>"Delete first two paragraphs and replace to read as:  <u>"Development will not be permitted within the area identified on the Policies Map which would adversely affect the views of the town of Arundel, its castle, cathedral and its special setting. Any development, including the proposed A27 Arundel bypass, will be of a high design standard that reflects the quality of the landscape and the setting of Arundel. No development will be permitted, particularly within the area shown on the Policies Map, which would adversely affect the rural views outwards from the town and in particular from the following locations:</u></p>	No LSE

Main Modification Reference	Chapter	Policy / Paragraph Number	Proposed Modification (deleted text shown as <del>struck through</del> and additional text shown <u>underlined</u> .)	Predicted Effect
MM 10	8	EMP SP1	<p>Amend the first paragraph of Policy EMP SP1 to read "The Council, with partners, will promote the sustainable growth of the District's economy to meet the varying needs of different economic sectors and to support regeneration within the two main towns. <del>Sufficient employment sites will be identified, and premises will be safeguarded in order to meet the needs of the economy to support job creation, the needs of modern business and the attractiveness of the District as a business location.</del> <u>The Plan allocates circa 75 hectares of employment land in order to provide sufficient flexibility to meet the future needs and aspirations for the District to support the regeneration of Bognor Regis and Littlehampton, support job creation, provide for the needs of modern business, increase the attractiveness of the District as a business location, and support the economic development of the coastal market area.</u> This will comprise: .....</p> <p>Amend criterion 'a' to read:                      "Promoting regeneration of the Districts <u>main</u> town centres as the focus for retail, office and leisure development, especially in the Bognor Regis and Littlehampton Economic Growth Areas <u>in accordance with the sequential test</u>;"</p> <p>Insert an additional criterion to read:                      "<u>k. The integration of other uses and forms of development where it facilitates the delivery of economic objectives and fosters growth and innovation "</u>  <u>l. The provision of appropriately scaled enabling development where such uses compliment, and are compatible with, employment/commercial uses.</u></p>	No LSE

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MM 11	8	EMP SP2	<p>Amend the first sentence of the second paragraph so that it reads:                      "Knowledge and cultural based employment <del>including as well as</del> retail, leisure and office developments will be directed to the Economic Growth Areas to promote their vitality, viability and regeneration."</p> <p>Insert the following at the start of the first paragraph under the 'Littlehampton Economic Growth Area' sub-heading:  <u>"The EGA includes the Harbour (east and west bank), Town Centre, industrial estates, part of the beach front, surrounding housing and a strategic housing allocation at west bank."</u></p> <p>Insert the following text after the fifth bullet point:  <u>"Development on the wider Economic Growth Area will be encouraged which increases the vitality of the town centre. The redevelopment of the town centre site owned by the District Council (St. Martins Car park), along with improvements to the public realm will be a key priority. Developments which support the towns retail, leisure and tourism functions will be supported."</u></p>	No additional adverse effect

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MM 12	8	EMP SP3	<p>Insert additional wording after point e and before table:</p> <p><u>"Development of site 7 at Angmering will need to be designed as part of the Strategic Housing Allocation (SD9). Due to the close proximity to the South Downs National Park, proposals for the employment allocation will need to demonstrate that the proposal:</u></p> <ul style="list-style-type: none"> <li><u>- Is located in an easily accessible part of the site, in close proximity to the A280;</u></li> <li><u>- Is developed in such a way so that it will not have a detrimental impact upon the setting of the South Downs National Park;</u></li> <li><u>- ensures that flood risk is satisfactorily mitigated; and</u></li> <li><u>- integrates Smarter Choices transport measures."</u></li> </ul> <p>In Table 8.1 amend the size of Employment of site 7 'West of A280 - North of Water Lane' from 8.3ha to 3.0ha Amend the total to read 74.5</p>	No additional adverse effect
MM 13	8	EMP DM1	<p>Amend paragraph under section 4 to read:</p> <p><u>"The Council will seek to direct office development to the town centres. Enterprise Bognor Regis will also be considered as a suitable location for office development - subject to the enterprise Bognor Regis and retail policies in this plan, in accordance with Policy EMP DM2."</u></p> <p>Amend criterion a (section 6) to read:</p> <p><u>"That it is an appropriate sized a modest extension of an existing employment site, or no acceptable alternative can be identified within existing permitted or allocated sites, or within or through redevelopment of existing commercial premises, and which can be delivered in a reasonable timeframe;"</u></p> <p>Delete criterion f (section 6):</p> <p><del>f. That it is not in a protected area including Gaps Between Settlements (SD SP3);</del></p>	No LSE

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MM 14	8	EMP DM2	<p>Insert an additional criterion after criteria g to read:  <u>"Development proposals incorporating retail, leisure or office development should demonstrate that the proposal satisfies the sequential test and impact test in accordance with national planning policy."</u></p> <p>Insert the following at the end of the policy:  <u>"Redevelopment of site 2 - Rowan Park, should not take place until the existing use has been successfully relocated"</u></p>	No LSE
MM 15	9	9.1.4 and RET SP1	<p>Insert the following text after first sentence of paragraph 9.1.4:  <u>"Town centres are those defined in the NPPF as the primary shopping area and areas predominantly occupied by main town centre uses."</u></p> <p>Amend title of policy RET SP1 to read: Hierarchy of <u>Town</u> Centres</p>	

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MM 16	9	9.2.1 and RET DM1	<p>Insert the following text at the end of the paragraph:  <u>"In considering individual proposals for changes of use from A1 retail in town centres under section 2 of policy RET DM1 the Council will take account of the location of the premises in relation to the primary and secondary frontages identified in the Plan"</u></p> <p>Amend RET DM1 as follows,;                      Sections 1, 2 and 3 replace phrase 'retail development' with '<u>Town Centre uses</u>'</p> <p>Add a new second paragraph to the end of section 1 to read:  <u>"Impact assessment for growth of office, leisure and retail development will be required from a threshold of 1,000sqm for Town Centres, Large Service Centres and the Six Villages larger centres and 200 sqm for village and suburban local centres."</u></p> <p>Section 3: Replace the first paragraph with:  <u>'Town centre uses should be accommodated in town centres. Proposals for town centre uses outside the centres defined on the Policies Map will only be permitted if.. etc'.</u></p>	No LSE
MM 17	10	10.1.1	<p>Add the following text to the end of paragraph 10.1.1 to read:</p> <p><u>"Tourism is an important cultural and economic driver for the economy and general wellbeing of Arun. Harnessed well it can provide additional facilities for local residents, a source of employment and a driver to enhance the sense of place in the coastal and inland areas of Arun. Visitor related development can play an important role in rural diversification. The quality of Arun's natural environment draws many visitors. It is necessary to balance the provision of visitor facilities against the need to safeguard the landscape, character and environment of Arun, including the setting of the South Downs National Park and green infrastructure sites, both alongside the coast and inland."</u></p>	No effect

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MM 18	10	TOU SP1	<p>Amend the first paragraph to read:                      Sustainable tourism growth for Arun requires the protection of <del>features</del> <u>the coastal location, set below the backdrop of the South Downs National Park with the historic town of Arundel as its focal point</u>, that make the District attractive to visitors.                      Proposals for visitor related development will be determined by Arun's capacity to absorb such growth; for Arun this means tourism growth which:</p>	No LSE

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MM 19	10	TOU DM1	<p>Amend part 'a' of the policy to read:</p> <p>a. Visitor attractions, facilities and accommodation <del>scale, priority location and Change of Use</del></p> <p><u>"Proposals for development, including expansion, which are likely to attract visitors (such as leisure or cultural facilities) will be supported provided that they:</u></p> <p><u>a. are in accessible locations;</u></p> <p><u>b. are accompanied by workable and realistic travel plans;</u></p> <p><u>c. address visitor management issues; and</u></p> <p><u>d. achieve good design.</u> <del>All proposals for development, including expansion, which are likely to attract visitors (such as leisure or cultural facilities) will demonstrate that they are in accessible locations and will be accompanied by workable and realistic travel plans, address visitor management issues and achieve good design.</del></p> <p>Larger scale proposals will generally be directed towards the Economic Growth Areas of Littlehampton and Bognor Regis. Smaller scale development, <del>scalable according to relative impact,</del> may be suitable in other areas of the District including Arundel, <del>subject to other policies in the Local Plan.</del></p> <p>Excepting Permitted Development Rights or Local / Neighbourhood Development Orders, existing visitor attractions, facilities and accommodation (except <del>Camping and Caravan Sites</del> holiday caravan sites), <del>will only be granted planning permission for a change of use that continues a visitor offer unless: it is demonstrated that the use is no longer required and is unlikely to be reused or redeveloped for visitor purposes. This will include a clear demonstration of marketing, viability appraisal and the suitability of the site to accommodate the alternative use – using a methodology agreed by the District Council. The Council will require evidence that the site has not been made deliberately unviable, that marketing has been actively conducted for a reasonable period of time and that alternative visitor uses have been fully explored.</del> <u>will not be granted planning permission for a change of use that leads to the loss of a visitor offer unless it is demonstrated that the use is no longer required and the site is unlikely to be reused or redeveloped for visitor purposes. To demonstrate these requirements, the Council will require:</u></p>	No LSE



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			<p><del>e. that alternative visitor uses have been fully explored;</del>  <del>f. An appraisal indicating that the use is no longer viable;</del>  <del>g. Evidence that the site has not been made deliberately unviable; and</del>  <del>h. Evidence of the suitability of the site to accommodate the alternative use."</del>                      Replace references to 'holiday caravan sites' with 'Camping and Caravan Sites'</p>	
MM 19	10	TOU DM1	<p>Delete the first paragraph of part b of the policy:  <del>Visitor related development can play an important role in rural diversification. The quality of Arun's natural environment draws many visitors. It is necessary to balance the provision of visitor facilities against the need to safeguard the landscape, character and environment of Arun, including the setting of the South Downs National Park and green infrastructure sites, both alongside the coast and inland.</del></p>	No LSE
MM 20	11	HOR DM1	<p>In the final paragraph amend the text as follows:                      "... will be considered on a case by case basis <u>against Policy C SP1. To reduce the impact on the sector, Applicants/Landowners ...</u>"</p>	No LSE
MM 21	11	EQU DM1	<p>Delete criteria g and h:  <del>g. The applicant has submitted an options appraisal, to demonstrate that the site and location is a better option for the proposed development than the alternatives; and</del>  <del>h. The Council will impose conditions and/or use planning obligation agreements to ensure should the equestrian use cease, the land must be left capable of being restored to a productive green environment."</del></p>	No LSE
MM 22	12	12.1.5 and 12.1.6	<p>Replace paragraph 12.1.5 with the following text:                      "<u>The final policy target takes account of the objectively assessed housing need (OAN) some housing for other authorities to meet the Duty to Cooperate with a 20% buffer. Planning Practice Guidance promotes the approach that if there is an under-supply it should be dealt with in the first five years but as this is not possible with the strategy in this Local Plan, the housing supply is spread across the plan period to match the planned delivery of sites. There are targets for each five year period in policy H SP1 but these deliver the whole plan target of at least 20,000 homes by 2031.</u>"</p>	No effect

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			Amend the last bullet point of paragraph 12.1.6 to read:  <u>Non-Strategic Sites</u> – The majority of sites will accommodate <del>sites</del> of less than 300 dwellings and <del>to</del> be allocated through Neighbourhood Plans or a <u>Non-Strategic Site Allocations DPD</u> .	
MM 23	12	Table 12.1	Amend the row related to 'Non-Strategic Sites' to include a reference to 'at least', so that it reads:  Non-Strategic Sites <u>At least</u> 1,250	No effect
MM 24	12	12.1.8	Delete paragraph 12.1.8 and replace with: <u>The Council will commence the production of a Non-Strategic Site Allocations DPD immediately after the adoption of the Local Plan for those areas of the District which will not be covered by up-to-date Neighbourhood Plans. The Non-Strategic Site Allocations DPD will allocate sufficient sites to meet any identified shortfall, in accordance with the Local Plan housing trajectory.</u>	No effect
MM 25	12	H SP1	Amend Policy H SP1 as follows: Change the title to 'The Housing Requirement'. Amend first paragraph to state 'Within the plan period 2011-2031 <u>at least</u> 20,000 new homes will be accommodated in the District. Delivery will be phased over the plan period as follows.' Amend the years within the table to reflect the periods that HLS figures are collected e.g. 2011/12 to 2015/16, 2016/17 to 2020/21 etc to 2032. Move the table from 12.1.11 and insert it into the policy box. Delete the last paragraph of the policy and replace with the following: <u>'Additional non-strategic allocations will be made across the District through emerging Neighbourhood Plans or reviews of made Neighbourhood Plans. On adoption of the Local Plan the Council will assess progress on Neighbourhood Plans and immediately commence the production of a Non-Strategic Site Allocations DPD for those areas of the District which will not be covered by up-to-date Neighbourhood Plans.'</u>	No additional adverse effect

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MM 26	12	12.1.12	<p><u>New paragraph 12.1.12</u>  <u>"The Council will monitor housing delivery against the housing trajectory for the District using the indicators specified in the Monitoring Framework set out in the Local Plan. If the Authority Monitoring Report (AMR) demonstrates that annual housing delivery is less than 75% of the annualised requirement or the projected completion rate (whichever is the lower) in three consecutive years (based on the trajectory set out in Figure 12.1 of this Plan and in Appendix A to the Housing Implementation Strategy), the Council will undertake a partial review of this Plan. In undertaking this review, the Council will ensure that sufficient infrastructure capacity is available and that the potential allocation of additional housing sites will not prejudice delivery of the infrastructure required by this Plan."</u></p>	No effect
MM 27	12	H SP2	<p>Amend criteria c. to read: 'c. <del>protects, conserves and enhances</del> the natural environment, landscapes and biodiversity,"</p> <p>Amend criteria k to read: k. address the off-site capacity requirements, that relate to that particular allocation, identified in the Arun Transport Assessment (<u>2016 and update 2017 and subsequent relevant assessments</u>) and the local highway network,</p> <p>Amend criteria p. to read: "p. <del>include</del> <u>consider inclusion of</u> an area of the sites for Self-Build and Custom Build, and' and criteria</p> <p>Delete the last paragraph as follows:  <del>The Council requires well designed development employing a modern approach to principles of the Garden City movement. Development proposals shall be consistent with all other Local Plan policies."</del></p>	No LSE

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MM 28	12	12.1.15	<p>Amend the first sentence to read:</p> <p><del>"The Pagham North site consists of a number of parcels of land which will be developed in conjunction</del> <u>planned comprehensively</u> with each other to ensure that a suitable development is provided."</p> <p>Add the following text to the end of the paragraph:  <u>The Pagham south allocation is in close proximity to Pagham harbour, which is an important and sensitive natural site within the wider Bognor Regis area.</u>  <u>Development from this allocation should reduce any impacts of recreational disturbance that may arise.</u></p>	No effect
MM 29	12	H SP2a (SD1 and 2)	<p>Insert table with reference number, location and number of units                      Pagham (SD1 Pagham South and SD2 Pagham North)                      Located to the west of the urban area of Bognor Regis, the Pagham South and Pagham North Strategic Allocations will collectively provide at least 1,200 dwellings over the plan period. Both sites consist of a number of parcels of land, it is imperative that individual areas are aligned with neighbouring parcels of land. The sites lie in close proximity and are within the drainage catchment of the internationally designated Pagham Harbour site which has drainage and waste water implications. Development proposals will need to meet the following key design and infrastructure requirements;</p> <ul style="list-style-type: none"> <li>a. <del>take account of the proximity of Pagham Harbour SPA/Ramsar including with new accessible green spaces which shall be incorporated into or adjacent to the development to mitigate impacts,</del> <u>ensure no detrimental impact to Pagham Harbour SPA through compliance with ENV DM2 (Pagham Harbour) and its supporting text.</u></li> <li>b. be designed to take into account nearby heritage assets, including Church Barton House and its setting,</li> <li>c. provide a new one-form (expandable to two-form) entry primary school and nursery places</li> <li>d. provide a care home facility,</li> </ul>	No additional adverse effect (because although H SP2a no longer refers specifically to provision of accessible green space, proposals at sites SD1 and SD2 will need to comply with all plan policies including ENV DM2)

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			<p>e. provide a Community Hub to meet identified local need on-site which includes;</p> <ul style="list-style-type: none"> <li>i. shops and complimentary uses,</li> <li>ii. <u>a</u> community building (<del>Tier 7</del> library, D1/sui generis floorspace),</li> <li>iii. provision of land for a scout hut, and</li> <li>iv. land for an Ambulance Community Response Post facility and contributions towards new healthcare facilities at West of Bersted (SD3),</li> </ul> <p>Alternatively, where appropriate proposals may make a contribution towards new facilities or the improvement or expansion of the relevant existing facilities, subject to agreement with the Council.</p> <p>f. provision of public open space including children’s play areas, landscaping, drainage and earthworks, <del>and</del></p> <p>g. contribute to the provision of an enhanced local cycle network by making on site provision and appropriate off site financial contribution <u>and</u></p> <p><u>h. where possible, provide linkages and accessible pedestrian and cycle routes to Bognor Regis town centre in order to enhance the sustainability of the site and to support town centre regeneration initiatives.</u></p>	

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MM 30	12	H SP2a (SD3)	<p><b>West of Bersted (SD3 West of Bersted)</b>                      Located to the north of Bognor Regis this largest allocation will provide at least 2,500 dwellings over the plan period. Development proposals will need to meet the following key design and infrastructure requirements:</p> <ul style="list-style-type: none"> <li>a. provide a new three-form entry primary school and nursery places,</li> <li>b. provide a new 3G pitch facility to serve the west of the District,</li> <li>c. incorporate two new sports pitches and facilities,</li> <li>d. provide a Community Hub to meet identified local need on-site which includes:                             <ul style="list-style-type: none"> <li>i. shops</li> <li>ii. provision for new healthcare facilities to serve West of Bersted (SD3) and Pagham South and North (SD 1 &amp; 2)</li> <li>iii. <del>provision of</del> a new Tier 7 library facility ,</li> </ul> </li> <li>e. provide a road/pedestrian/cycle link between the A259 and Chalcraft Lane including facilitating the cycle route to Pagham and enhancing the A259 cycle route,</li> <li>f. improvements to the A259 between Bersted and Drayton</li> <li>g. <del>take account of the proximity of Pagham Harbour SPA/Ramsar</del> <u>ensure no detrimental impact to Pagham Harbour SPA, through compliance with ENV DM2 (Pagham Harbour) and its supporting text</u></li> <li>h. incorporate planned new employment provision; <u>and</u></li> <li>i. <u>where possible, provide linkages and accessible pedestrian and cycle routes to Bognor Regis town centre in order to enhance the sustainability of the site and to support town centre regeneration initiatives.</u></li> </ul>	No additional adverse effect (because proposals at sites SD3 will need to comply with all plan policies including ENV DM2)

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MM 31	12	H SP2b (SD4)	<p>Littlehampton – West Bank (SD4) Amend as follows:</p> <p>f. provide a Community Hub to meet identified local need on-site which includes</p> <ul style="list-style-type: none"> <li>i. shops,</li> <li>ii. a new <u>Tier 7</u> library facility, and</li> <li>iii. new healthcare facilities,</li> </ul> <p>h. <u>provide open space at the western end of the allocation (north of Ferry Road and south of A259)</u></p> <p>q. enable where possible the reduction of flood risk to the existing communities <u>on the West Bank</u>, and</p>	No additional adverse effect
MM 32	12	H SP2c (SD5)	<p>Barnham/Eastergate/Westergate (SD5) Amend criteria a as follows:</p> <p>a. conserve the unique character and the separation of the three villages <u>of Barnham Eastergate and Westergate</u>. Eastergate and Barnham should be protected from a continuous urban form / coalescence along the north and south aspects of the B2233,</p>	No additional adverse effect
MM 33	12	H SP2c (SD6)	<p>Fontwell (SD6) Delete criterion 'b': <del>b. contributions towards new healthcare facilities which will be incorporated at BEW(SD5).</del></p>	No additional adverse effect

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MM 34	12	H SP2c (SD7)	<p>Yapton (SD7)</p> <p>Amend criteria a and b as follows:</p> <p>a. provide a one-form entry primary school and nursery places <u>either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facilities.</u></p> <p>b. a new <u>Tier 7</u> library facility <u>to meet identified local need either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facility.</u></p>	No additional adverse effect
MM 35	12	H SP2c (SD8)	<p>Ford (SD8)</p> <p>Amend criteria b and c, as follows:</p> <p>c. provide a Community hub to meet identified local need which includes:</p> <ul style="list-style-type: none"> <li>i. new retail, commercial and community facilities,</li> <li>ii. a new <u>Tier 7</u> library facility, and</li> <li>iii. <del>provision of</del> <u>provision of</u> new healthcare facilities for Ford (SD8), Yapton (SD7) and Climping (SD10),</li> </ul> <p><u>Alternatively, where appropriate, proposals may make a contribution towards new facilities or the improvement or expansion of the relevant existing facilities, subject to agreement with the Council.</u></p> <p>Include two new criteria:</p> <ul style="list-style-type: none"> <li><u>h. reflect the historic alignment of the canal</u></li> <li><u>i. maintain visual separation between Ford and Yapton, and between Climping and Ford</u></li> </ul>	No additional adverse effect

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MM 36	12	H SP2c (SD9)	<p>Angmering North (SD9)</p> <p>Amend the criteria to read:</p> <p>a. <u>explore opportunities to provide library access in a community building to meet identified local need either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facilities,</u></p> <p>b. extend the existing local village health facilities in the locality,</p> <p>c. accommodation for nursery places <u>linked to the primary school provision,</u> <del>and</del></p> <p>d. primary school provision (1 FE expandable to 2FE to serve Angmering North SD9 and Angmering South and East SD11) <u>either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facilities.</u></p> <p><u>e. be supported by a detailed Landscape Appraisal which has regard to the special qualities of the South Downs National Park, and must include landscape mitigation measures which address harmful impacts identified within the appraisal</u></p> <p><u>f. Incorporate planned new employment provision in conjunction with EMP SP3</u></p> <p><u>g. be supported by a detailed Landscape Appraisal which has regard to the special qualities of the South Downs National Park, and must include landscape mitigation measures which address harmful impacts identified within the Appraisal.</u></p>	No additional adverse effect
MM 37	12	H SP2c (SD10)	<p>Climping (SD10)</p> <p>delete criterion a:</p> <p><del>a. provide a new one form (expandable to two form) entry primary school and nursery places</del></p> <p>Amend criterion c to read:</p> <p>c. provide a Community hub to meet identified local need which includes:</p> <p>i. new retail, commercial and community facilities,</p> <p>ii. a new <u>Tier 7</u> library facility, and</p> <p>iii. contributions towards new healthcare facilities which will be provided in Ford (SD8).</p>	No additional adverse effect

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MM 38	12	H DM1	Add additional paragraph to Policy H DM1 that reads; " <u>Over the Plan period a proportion of the housing provided should be of a type that meet the needs, as identified in the most recent SHMA, of older people. Such housing could be provided as part of the general mix of one and two bedroomed homes but should be designed to meet the needs of older people.</u> "	No LSE
MM 39	12	AH SP2	<p>Insert additional text into policy AH SP2 at the end of the second paragraph; "<u>The provision of affordable housing on a site at less than 30%, or on an alternative site or by way of a commuted sum will only normally be allowed in very exceptional circumstances if supported by robust evidence including, where appropriate, viability evidence.</u>"</p> <p>Amend the third paragraph of the policy to read: The Council will negotiate the affordable housing tenure mix on development sites from an initial <del>default</del> position of 75% rent and 25% intermediate <del>market</del> housing.</p> <p>Amend the last sentence of the fourth paragraph to read: The affordable dwelling mix should comprise of the following range of homes <u>unless evidence indicates otherwise.</u>'</p>	No LSE
MM 40	12	H SP3	<p>Add additional text at the beginning of the policy that states; "<u>This policy would only apply when the housing need cannot be met on allocated housing sites or in the built up area boundary</u>"</p> <p>Amend criteria h. to read: "Persons with <del>full time</del> <u>primary</u> employment..."</p>	No LSE
MM 41	12	H SP4	<p>Amend the first paragraph of the policy to read: "Where planning applications for houses in multiple occupation (HMOs) are not already covered by permitted development rights, they will be favourably considered where <u>the proposals contribute to the creation of sustainable, inclusive and mixed communities and meet the following criteria</u> <del>they:</del>"</p> <p>Delete criteria b.</p>	No LSE

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MM 42	12	H SP5	<p>Insert the following at the beginning of HSP 5 as a first paragraph:</p> <p><u>Within the plan period 2011-2031 provision shall be made for at least 5 private pitches and 9 public pitches for gypsies and travellers and 7 plots for travelling showpeople in the District. Provision for at least 5 private pitches will be made on unallocated sites permitted in accordance with the criteria in 3 below:</u></p> <p>Amend the text in the policy so that references to Travellers and travelling Showpeople is consistent throughout the policy. This affects the following sections of the policy:</p> <ol style="list-style-type: none"> <li>1. Planning permission will not normally be granted for development involving the loss of lawful accommodation for <u>Gypsy and Travellers</u> or Travelling Showpeople unless alternative provision is made to make good any loss.</li> <li>2. Planning applications for <u>Gypsy and Traveller and Travelling Showpeople</u> sites to remove personal conditions, or to make temporary planning permissions permanent will normally be granted subject to the proposal complying with the criteria in 3 below.</li> <li>3. Planning applications for <u>Gypsy and Traveller and Travelling Showpeople</u> sites shall:</li> <li>4. A site for at least <del>14</del> <u>4</u> pitches for public <u>Gypsy and Traveller</u> provision will be identified. <del>and at least 10 public pitches will be allocated by 2017.</del> Arun District Council will produce a Gypsy and Traveller and Travelling Showpeople Site Allocations document (DPD) to identify land for permanent pitches to meet the need identified to 2027.</li> <li>5. Where there is a lack of affordable land to meet local <u>Gypsy and Traveller</u> needs, the Council will consider allocating and releasing sites solely for affordable <u>Gypsy and Traveller</u> sites as part of the rural exceptions site policy approach. Such sites shall only be used for affordable <u>Gypsy and Traveller</u> sites in perpetuity. Mixed use shall not be permitted on rural exception sites.</li> </ol>	No LSE

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MM 43	12	H DM3	<p>Amend the title of the policy to "Rural workers" and replace all references to "agricultural, forestry and horticultural to rural workers", as well as</p> <ul style="list-style-type: none"> <li>- deletion of criteria g under section 1</li> <li>- insertion of '<u>conversion or a</u>' under section 2</li> <li>- amend criteria within section 2 to say <u>conversion to</u> or new dwellings</li> <li>- the deletion of bullet d from section 3; and</li> </ul> <p>Break the Policy in two to separate policies. Section 4 is used to form a new policy and renumbered.</p>	No LSE
MM 44	12	H DM4	Take section 4 from H DM3 and name as H DM4 (new policy)	No LSE
MM 45	13	D DM2	Delete the following from D DM2: "...will provide guidance, <del>but development will be encouraged to make the most efficient use of land</del> "	No LSE
MM 46	13	D DM3	Delete Policy D DM3 and supporting text.	No LSE

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MM 47	14	OSR DM1	<p>Delete existing policy and replace with:</p> <p><u>1. Protection of open space, outdoor and indoor sport, community, arts and cultural facilities.</u></p> <p><u>Existing open space, outdoor and indoor sport, community, arts and cultural facilities should not be built on or redeveloped for other uses unless:</u></p> <p><u>a. a robust and up-to-date assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or</u></p> <p><u>b. the loss resulting from the proposed development would be replaced by equivalent or better provision of open space, outdoor and indoor sport, community arts and cultural facilities, which will be assessed in terms of quantity and quality and suitability of location; or</u></p> <p><u>c. the development is for alternative open space, sports, community, arts or cultural provision, the needs for which clearly outweigh the loss.</u></p> <p><u>2. Open space, sport and recreation in new developments</u></p> <p><u>Housing and, where viable, commercial development will be required to contribute towards:</u></p> <p><u>a. Open space provision in accordance with guidance set out in the current Open Space Study In some parts of the District open space provision is identified as being sufficient in terms of quantity. Therefore, provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new offsite provision in order to address any future demand. For larger scale developments, the quantity standards should be used to help determine the requirements for open space provision as part of that development.</u></p> <p><u>b. Playing pitch provision in accordance with guidance set out in the Playing Pitch Strategy. This will include improvements to existing provision to increase playing capacity and providing hubs of new pitches.</u></p> <p><u>c. Indoor sport and leisure facilities through financial contributions in accordance with guidance set out in the Indoor Sport and Leisure Facilities Strategy which identifies a need for a new leisure centre in the West of the District.</u></p> <p><u>d. Strategic projects identified in the Leisure and Cultural Strategy.</u></p>	No additional adverse effect

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			<p><u>3. Local Green Space and Neighbourhood Plans</u>  <u>Local Green Space is not identified in this Local Plan but will be designated in Neighbourhood Plans in circumstances where the criteria in paragraphs 76 and 77 of the National Planning Policy Framework are met.</u></p> <p><u>4. Quality expectations</u>  <u>Developments with respect to all of the above shall have regard to the 'Secured by Design' guidance documents and shall also be consistent with all other Local Plan policies.</u></p>	

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MM 48	16	HER SP1	<p>Amend the first paragraph to read:                      The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, <u>based on the following approach specifically:</u></p> <p>delete criteria a-d and replace with:</p> <p><u>"- Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.</u></p> <p><u>- Non-designated heritage assets, including locally listed heritage assets (Buildings or Structures of Character and Areas of Character), and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment."</u></p> <p>Final paragraph should be amended "... not be permitted..." delete rest of sentence. Replace with <u>unless it can be demonstrated that the loss or harm achieves substantial public benefits."</u></p> <p>Final paragraph should be amended to read:                      Development proposals involving the demolition of Listed Buildings or adversely affecting a Conservation Area will not be permitted <del>other than in exceptional circumstances where repair or re-use are not practicable options and where replacement buildings and uses of exceptional quality are proposed</del> <u>unless it can be demonstrated that the loss or harm achieves substantial public benefits.</u></p>	No LSE

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MM 49	16	HER DM1	<p>Include in HER DM1 text from paragraph 16.2.16 to the end of the last paragraph so that it reads:                      "The Local Planning Authority will only approve a proposal for enabling development where there is no other alternative option available and the benefits of such as scheme outweigh any dis-benefits that arise. <u>In determining any application the Local Planning Authority will take into account whether:</u></p> <p><u>it will materially harm the significance of the heritage asset or its setting;</u>  <u>it will avoid detrimental fragmentation of management of the heritage asset;</u>  <u>it will secure the long term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation;</u>  <u>it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid;</u>  <u>there is a source of funding that might support the heritage asset without the need for enabling development; and</u>  <u>the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests."</u></p>	No LSE
MM 50	16	HER DM2	<p>HER DM2 refer to 'Locally Listed Buildings' in the 3rd paragraph.                      Add following sentence to the end of the 3rd paragraph: '<u>There may be circumstances where the public benefit from the proposed development outweighs any proposed harm. In such circumstances, the proposal will need to be justified as appropriate.</u>'"</p>	No LSE
MM 51	16	HER DM4	Rename the policy and references within it to 'Areas of Character'	No LSE

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MM 52	17	ENV DM1	Insert the following between the first two sentences of the first paragraph: "...(either individually or in combination with other developments), will not normally be permitted. <u>Consideration will be taken to the exact designated features present on the site, their scarcity/rarity and recognition of the protection offered by their existing status.</u> Exception will only be made <u>for those with the highest value</u> where the following can be demonstrated..."	No LSE
MM 53	17	17.1.19	Insert the following at the end of paragraph 17.1.19 "...summer breeding and wintering ground for wildfowl. <u>As such, to ensure no detrimental impacts through the loss of supporting habitat, development within close proximity to the boundary of Buffer Zone A for Pagham Harbour SPA, will need to prove the site is not used regularly by birds. To do this information on the cropping regime, frequency of planting favoured by Brent Geese, sources of disturbance, openness of the site and at least one seasons wintering surveys will need to be provided. Where results show frequent use, an additional winter bird survey should be carried out and mitigation design aspects incorporated, to enable informed judgments to be made.</u> "	No LSE
MM 54	17	ENV DM2	Criteria b - ii. to read as follows: "create easily accessible new green spaces for recreation within or adjacent to the development site, <del>or to make developer contributions towards the provision of such green spaces to serve the area.</del> These shall be capable of accommodating the predicted increases in demand for local walking, including dog walking. Good pedestrian links shall be provided between housing areas and new and existing green space in order to discourage car use.."  Amend criterion c to read "c. <del>Large scale developments</del> <u>Major developments (As defined in the GPDO 1995 as amended)</u> taking place outside Zone B and close to its boundary will be considered on a case by case basis to determine any potential effects on Pagham Harbour, and the need for any avoidance or mitigation measures."	No LSE

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MM 55	18	18.2.8	<p>Insert the following at the end of paragraph 18.2.8:  <u>"Southern Water has an interim solution to ensure that recent approvals/existing commitments in this catchment can be delivered through connections to the existing plant, until it reaches the existing flow permit level. In the long term it is currently expected that development at BEW (SD5) will be connected through a new pipe to the treatment plant at Ford."</u></p> <p>Following be inserted as new paragraph 18.2.9:  <u>"Since the majority of the allocated housing in the Plan will connect to the Ford wastewater treatment works, development in the allocated site (SD8) will have to be carefully designed. The layout of the allocation will need to reflect the outcomes of an odour assessment, so as not to impact on residential amenity, leisure or recreational activities of residents or visitors to the District. In addition, it should not prejudice the operation of or the expansion of the treatment plant, as required to accommodate future growth in the District."</u></p>	No LSE
MM 56	18	W DM2	<p>Replace wording in criteria c. to state "<u>The sustainability benefits to the wider community are clearly identified. The scheme identifies adaptation and mitigation measures.</u>"</p>	No LSE
MM 57	18	W DM3	<p>Insert new criteria following 'e'  <u>"be maintained in perpetuity, supported through a Maintenance and Management Plan/Regime, including its financing, agreed with the Local Planning Authority."</u></p>	No LSE
MM 58	20	WM DM1	<p>Delete the 3rd paragraph of the policy as follows:</p> <p><del>All major residential development will be required to contribute towards the provision of recycling and general waste bins through planning conditions.</del></p>	No LSE

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MM 59	22	22.0.9 and INF SP1	<p>Add the additional text to paragraph 22.0.9 to read:  <u>To secure a mechanism for contributions towards infrastructure the Community Infrastructure Levy (assuming it is retained), will be introduced as soon as possible after the adoption of this Local Plan. The levy will be needed to seek contributions for small sites so which are essential to meet the housing needs in the medium term so it is essential that CIL is introduced no later than mid way through the second housing delivery phase as shown on table 12.1 and policy H SP1.</u></p> <p>Rewrite the 4th bullet point of INF SP1 to read:  <u>Where a contribution towards other district wide infrastructure improvements or provision is needed and viable this will be achieved through the Community Infrastructure Levy (assuming it is retained) Charging Schedule and Regulation 123 Infrastructure List which will be introduced as soon as possible after the adoption of this Local Plan. Until such time as a Charging Schedule is adopted contributions will be achieved through planning obligations (where they meet the statutory tests).</u></p>	No LSE
MM 60	22	22.0.17	<p>Insert a new sub-section under Drainage and flood mitigation and Transport to cover wastewater as below:  <u>"<b>Wastewater</b></u></p> <p><u>The water industry's investment planning is scheduled on a 5 yearly basis and from 2018 there will be a flat rate applied per new dwelling, by utility providers. This timing allows for repeated opportunities throughout the lifetime of the Plan to review the requirements at Ford wastewater treatment plant.</u></p> <p><u>Funding of the expected connection from the BEW allocation to the Ford treatment works would be anticipated to be funded jointly by Southern Water and the developers, on the basis of the developers overall contribution to the 2300 homes allocated to the site in the Plan period."</u></p>	No LSE

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MM 61	22	INF SP2	<p>The first paragraph is amended to read:  <u>A minimum of one 6 form entry Secondary School with expansion land for a 4 form entry expansion adjacent shall be provided on a site of at least 10 hectares to serve the new growth in Arun District. The broad location of search for a site is indicated on the policies map. The secondary school will be situated in Ford.</u></p> <p>Amend criterion a. iii to read: Made accessible by <u>all forms of transport, including sustainable modes</u><del>road and on foot to new and existing pedestrian and cycle routes to enable links</del> with the strategic sites.</p> <p>Remove references to 'District wide' in the policy</p>	No LSE
MM 62	-	Policy Map 3	Delete the university eastward expansion from Policies Map 3.	No LSE
MM 63		Policy Map 4	Amend the policies map to reflect the change is the size of the Angmering Employment Allocation (site 7)	No LSE