



Arun District Council

Annual Monitoring Report 2005-06

December 2006



If you need this document in large print, audio tape or another language please contact the Council at:

Head of Planning Services,
Arun Civic Centre,
Maltravers Road,
Littlehampton
West Sussex,
BN17 5LF

Or to: ldf@arun.gov.uk
Or contact the Planning Policy Team on 01903
737500

The Annual Monitoring Report is also available on the Council website www.arun.gov.uk. On the home page click 'Living' then 'Annual Monitoring Report'.

Contents

Contents	Page
Executive Summary	6
1.0 Introduction	7
1.1 Requirements of the Planning and Compulsory Purchase Act 2004	7
1.2 ODPM Guidance on Monitoring	7
1.3 Monitoring Period	8
1.4 Linkages with Other Strategies and Documents	8
1.5 Local Development Framework Development Plan Documents	9
1.6 Area Action Plans	10
1.7 Sustainability Appraisal and Strategic Environmental Assessment	10
2.0 Progress with Local Development Framework	11
2.1 Local Development Scheme	11
2.2 Statement of Community Involvement	11
2.3 Sustainability Appraisal Scoping Report	12
2.4 Core Strategy DPD	13
2.5 Sustainable Communities DPD including Site Allocations	14
2.6 Area of Special Character SPD	14
2.7 Buildings or Structures of Character (Local List) SPD	15
2.8 Proposals Map (& Inset Maps)	15
2.9 Annual Monitoring Report	15
2.10 Summary	16
3.0 Policy Effectiveness	17
3.1 Contextual Indicators	17
3.2 Significant Effects Indicators	17
3.3 Output Indicators	17
3.4 Output Indicators – Business Development	18
3.4.1 Commercial Completions	18
3.4.2 Employment Land Available by Type	19
3.4.3 Development in LDF Regeneration Areas	20
3.4.4 Brownfield Site Development	20
3.4.5 Employment Land Available by Type	20
3.4.6 Losses of Employment Land	21
3.4.7 Employment Land Lost to Residential Development	21
3.5 Output Indicators – Housing	22
3.5.1 Housing Permissions	22
3.5.2 Housing Completions	24
3.5.3 Housing Trajectory	25
3.5.4 Greenfield and Brownfield Dwellings	29
3.5.5 Completion Densities	29
3.5.6 Affordable Housing	29

3.6	Output Indicators – Transport	31
3.6.1	Car Parking Standards	31
3.6.2	Accessibility	31
3.7	Output Indicators – Local Services	32
3.7.2	Retail, Office and Leisure Development	32
3.7.3	Retail, Office and Leisure Development in Town Centres	32
3.7.4	Parks and Open Spaces	32
3.8	Output Indicators – Flood Protection and Water Quality	33
3.9	Output Indicators – Biodiversity	33
3.10	Output Indicators – Renewable Energy	37
4.0	Current Policy Monitoring	38
4.1	Saved Policies	38
4.2	Planning Obligations	38
4.3	Planning Appeals	39
5.0	Abbreviations and Glossary	40
5.1	Abbreviations	40
5.2	Glossary	41
	Appendix 1: Local Development Scheme Tables 1 and 2	44
	Appendix 2: LDF Scoping Report Extract - Review of Plans, Policies and Programmes relating to the Arun District LDF	47
	Appendix 3: LDS Policy Replacement Schedule	90
	Appendix 4: Summary of Planning Appeal Decisions	96

Index of Figures

	Page	
Figure 1	Section of ADC's LDS Timetable – Local Development Scheme	11
Figure 2	Section of ADC's LDS Timetable – Statement of Community Involvement	12
Figure 3	Section of ADC's LDS Timetable – Sustainability Appraisal Scoping Report	13
Figure 4	Section of ADC's LDS Timetable – Core Strategy DPD	13
Figure 5	Section of ADC's LDS Timetable – Sustainable Communities DPD including Site Allocations	14
Figure 6	Section of ADC's LDS Timetable – Area of Special Character SPD	14
Figure 7	Section of ADC's LDS Timetable – Buildings or Structures of Character (Local List) SPD	15
Figure 8	Section of ADC's LDS Timetable – Proposals Map (& Inset Maps)	15
Figure 9	Section of ADC's LDS Timetable – Annual Monitoring Report	16
Figure 10	Commercial Floor Space Statistics	18/19
Figure 11	Employment Floor Space developed by Type	19
Figure 12	Completed & Occupied Commercial Floorspace by Class	20
Figure 13	Employment Land Available by Type	21
Figure 14	Moving Annual Total Dwellings Permitted	23
Figure 15	Gross and Net Dwelling Completions 2001-06	24
Figure 16	West Sussex House Building by District, 2001-2006	24
Figure 17	Actual and Projected Housebuilding 2001-16	26
Figure 18	Housing Trajectory for Arun District Table	27
Figure 19	Housing Trajectory for Arun District Graphs	28
Figure 20	Greenfield and Brownfield completions 2005-06	29
Figure 21	Dwelling Completion Densities 2005-06	29
Figure 22	Affordable Housing Completions 2001-06	30
Figure 23	New Dwellings within 30 mins Public Transport Time	31
Figure 24	Retail, Office and Leisure Development	32
Figure 25	Biodiversity Statistics	34

Executive Summary

This Annual Monitoring Report (AMR) is produced under Section 35 of the Planning and Compulsory Purchase Act 2004. The purpose of the AMR is to report progress on the Local Development Framework (LDF) against the timetable and milestones set out in the Local Development Scheme (LDS) and to assess the extent to which Local Development Documents and their policies are being implemented. It also considers the significant effects of implementing policies and sets out whether policies are to be amended or replaced. To assist in identifying whether policies are working, a set of core output indicators has been produced, including new commercial and housing completions. These are reported on in the relevant sections of this report.

AMRs are submitted by Local Authorities to the Secretary of State by the end of December each year.

LDF progress has been assessed and **all timetabled milestones in the adopted Local Development Scheme from April 2005 to March 2006 have been achieved to target**. These achievements relate to the Statement of Community Involvement, Core Strategy, Annual Monitoring Report and Supplementary Planning Documents.

The core output indicators show that the commercial requirement of 240,000 square metres of floorspace may not be met. Completions to date since 2001, plus allocations and commitments, amount to a total of 222,842 square metres by the year 2016, leaving a shortfall of 17,158 sq m to be provided by 2016.

The housing trajectory indicates that, as at March 2006, dwelling completions since 2001 were 2468 net, just below the Structure Plan annualised requirement of 2680 net. Completions will fall behind requirements until 2007/8, because of the lull before building on allocated sites begins. The trajectory indicates that dwelling provision in Arun will then stay in surplus from 2008/9 to the end of the Structure Plan period in 2016, by which time an overall surplus of 655 dwellings is forecast.

The outcome of the Site 6 Inquiry is awaited as at March 2006. If allowed, the trajectory figures will apply. If it is refused permission then the total dwellings provided by 2016 will be 1350 less, i.e. a shortfall of 695 net. Applications for other sites are being received but if permitted these would lead to an oversupply of housing should the Site 6 Inquiry allow the building of 1350 dwellings at North Bersted and Felpham. Also, employment site completions to 2016 include 89,600 sq m for the Oldlands Farm element of the Site 6 allocation.

Further indicators on transport, local services, flood protection and water quality, biodiversity, and renewable energy are reported. These show that current planning policies regarding these matters are working and that no remedial action is required.

1.0 Introduction

Monitoring has a crucial role to play in providing feedback within the process of making planning policy. It provides information on the performance of policy and impacts on the environment. It can be used to identify the key challenges and opportunities facing a District and to enable appropriate policy adjustments and revisions to be made. In the context of the new planning system, with its focus on the delivery of sustainable development and sustainable communities, monitoring takes on an added importance in providing a check on whether those aims are being achieved.

1.1 Requirements of the Planning and Compulsory Purchase Act 2004

In view of the importance of monitoring, the Planning and Compulsory Purchase Act 2004 requires every local planning authority to produce an Annual Monitoring Report for submission to the Secretary of State. The Act requires that these reports should contain information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in local development documents are being achieved. These annual monitoring reports are to be submitted to the Department for Communities and Local Government (DCLG) by December each year. The presence of clear mechanisms for implementation and monitoring forms part of the test of soundness of the Local Development Framework.

1.2 Government Guidance on Monitoring

This Annual Monitoring Report has been produced taking account of guidance in Planning Policy Statement 12: Local Development Frameworks (PPS12) and the ODPM (now DCLG) publication 'Local Development Framework Monitoring: A Good Practice Guide'.

In terms of what Annual Monitoring Reports (AMRs) should seek to achieve, local authorities are required, (under section 35 of the Planning and Compulsory Purchase Act 2004 and by PPS12), to undertake five key monitoring tasks, all of which are inter-related. The five key tasks are as follows:

- Review actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme;
- Assess the extent to which policies in local development documents are being implemented;
- Where policies are not being implemented, explain why and to set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
- Identify the significant effects of implementing policies in local development documents and whether they are as intended; and
- Set out whether policies are to be amended or replaced.

(Section 35, Planning and Compulsory Purchase Act 2004)

1.3 Monitoring Period

This monitoring report covers the period from 1st April 2005 to 31st March 2006.

1.4 Linkages with other strategies and documents Community Strategy

The Community Strategy for Arun district, 'Our Kind of Place', sets out a vision for the District of capturing the needs, hopes and aspirations of Arun residents and turning them into on-the-ground action to improve the quality of life for all of us, now and for generations to come. This is being implemented under the following key themes:-

A Fair, Balanced Community - *To achieve a balance between urban, coastal and rural areas; between short term and long term; between the needs of the young and the elderly population; as well as recognising and dealing with the particular needs of those who find that "balance" missing in their lives – either through specific disadvantages or through problems of isolation and loneliness.*

A Safe and Secure Community – *To make the Arun District a safer place to live, by securing sustainable reductions in criminal and anti-social behaviour and reducing casualties on our roads.*

A Healthy Community – *To protect and improve the health of the residents and visitors of Arun, and meet national targets for the reduction of heart disease / strokes, cancer, accidents and suicide through a co-ordinated Health Improvement Programme. To develop healthy schools, healthy workplaces and a healthy environment.*

A Prosperous Community – *To promote the economic growth and prosperity of the district, encouraging investment, creating new jobs and demonstrating to companies that Arun is a good place to do business.*

A Well-Informed Community – *To improve the way all partners to the Community Strategy keep Arun residents informed, using all the most appropriate channels and to investigate ways of working together to provide more seamless information.*

A Clean Community – *A clean and attractive environment with all residents and visitors, young and old, playing their part in keeping Arun Clean and tidy.*

A Vibrant Community – *A community which looks and feels vital and interesting, with plenty to do, lots to see, and opportunities to enjoy life.*

A Properly Planned Community – *To control the scale, location and form of new development while ensuring that future economic and housing needs are met.*

A Welcoming Community – *To create communities which reach out to and welcome new residents and visitors alike – making them places people want to live, to work and to visit.*

A Community Accessible to all – *Services which are accessible to all, so that nobody is disadvantaged or unable to receive a service they need because of who they are, where they live, or because of age, gender, race or disability.*

A Properly Housed Community – *To recognise the right of all Arun residents to be properly housed in accommodation suitable to their needs and to safeguard the quality of both private and public sector housing.*

A Caring Community – *To care for those who need support whether because of their youth or their age, because of disability or circumstances.*

A Well-Educated Community – *To improve access to high quality educational services for all ages-groups throughout the community and promoter life-long learning.*

A Fun Community – *To help people to enjoy living in Arun because of the breadth of activities open to them if they choose to join in.*

A Forward Looking Community – *To look forward and plan for the future ensuring that all action we take today is tested for its sustainability – so that what we do now will improve the quality of life today's citizens and the citizens of tomorrow.*

A Protected Community – *To protect the interests of the wider Arun community through the monitoring and regulation of specific activities which have the potential to adversely affect quality of life.*

An Involved Community (Community Spirit) – *Active citizens participating in their communities and having an input into decision-making processes which affect them. The commitment of time and energy for the benefit of the wider community, the environment or individuals outside one's immediate family, undertaken freely, by choice and without concern for financial gain.*

The Community Strategy identifies actions and key players relating to each of these themes and it is recognised that production of the LDF will contribute to the implementation of many of these actions.

1.5 Local Development Framework Development Plan Documents

The Annual Monitoring Report will monitor the effectiveness of the policies in the Development Plan Documents within the Local Development Framework. Each DPD will contain information on which indicators will be used and the trends monitored will indicate whether the policies are having the desired outcome.

There will be two separate Development Plan Documents (DPDs) that apply district wide:

- Core Strategy DPD (2007)
- Sustainable Communities DPD including site allocations (2009)

1.6 Area Action Plans

Until the Core Strategy has reached the milestone pre submission consultation stage it will not be possible to identify such DPDs. Instead if the need for Area Action Plans arises out of preparation of the Core Strategy, they will be added to the Local Development Scheme, in consultation with Government Office, as part of the annual report and review of the scheme.

1.7 Sustainability Appraisal and Strategic Environmental Assessment

The Sustainability Appraisal Scoping Report on the LDF simultaneously fulfils the requirements of both European Directive 2001/42/EC relating to Strategic Environmental Assessment (SEA) and the requirements of the Planning and Compulsory Purchase Act 2004 regarding Sustainability Appraisal (SA). It achieves this by giving full consideration to environmental issues whilst addressing the spectrum of socio-economic concerns, thereby fulfilling the requirements of both SA and SEA.

2.0 Progress with Local Development Framework

A key monitoring task set out in section 35 of the Planning and Compulsory Purchase Act is that local authorities should review their progress in terms of local development document preparation against the timetables and milestones of the Local Development Scheme (LDS).

The production of each document between April 2005 and March 2006 has been assessed against the LDS target and is shown below with the relevant extract of the LDS Table 2 (Gantt chart). Tables 1 and 2 from the LDS are at Appendix 1. The complete LDS can be viewed on our website.

2.1 Local Development Scheme

A review of the LDS has highlighted a possible need to revise the DPD timetables. As at 31st March 2006 no amendments were made to the LDS so this part of the Monitoring Report will consider achievement against the original version of the LDS that was submitted in March 2005. If any changes are made to the LDS later in 2006 then the 2007 Annual Monitoring Report will address progress with the LDF against the agreed latest version of the LDS.

Document Title	Stage	2005												2006											
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Local Development Scheme	Preparation & Review																								
	Submission to S of S																								

Figure 1: Section of ADC's LDS Timetable – Local Development Scheme

 - Reporting Period

2.2 Statement of Community Involvement

Public consultation on the preferred options and proposals was carried out during the six weeks between 14 April and 26 May 2005. Comments received were considered and the SCI was updated accordingly. The Submission version of the SCI was agreed by Full Council in September 2005 and submitted to the Secretary of State on 30 September 2005.

The Planning Inspectorate advised the Council that representations to the submission version of the SCI would be dealt with in writing so that an examination-in-public would not be required, and neither, therefore, would a pre-examination meeting be required.

As at March 2006 the SCI is being assessed by the Planning Inspectorate and the SCI is on target for adoption in August 2006.

Document Title	Stage	2005												2006											
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Statement of Community Involvement	Early Stakeholder & Community Engagement																								
	Consultation Date: Issues & Options																								
	Public Participation: Preferred options & Proposals																								
	Date for Submission																								
	Pre-Inquiry Meeting																								
	Examination																								
	Estimated Date For Adoption																								

Figure 2: Section of ADC’s LDS Timetable – Statement of Community Involvement ▨ - Reporting Period

All LDS timetable milestones from April 2005 to March 2006 relating to the production of the SCI have therefore been achieved.

2.3 Sustainability Appraisal Scoping Report

A Sustainability Appraisal (SA) of Local Development Documents is required under the new planning system; by law this must also incorporate the requirements of the European Strategic Environmental Assessment Directive (SEA). The main purpose of the Sustainability Appraisal process is to predict the positive and negative impacts of policies, whether social, environmental or economic, at an early stage, allowing any negative effects to be mitigated. The appraisal is subject to consultation, and takes place alongside the preparation of the Local Development Document. The key consultation stages are:

- **Initial Report:** an initial appraisal of the issues; development and refinement of the options; public consultation on the initial report (in parallel with consultation on the issues and options of the Development Plan Document).
- **Final Report:** appraisal of the effects of the preferred option for the Development Plan Document; public consultation on the final report (in parallel with consultation on the preferred option for the Development Plan Document).
- **Final Report revised (if necessary):** appraisal of the submitted Development Plan Document following any revisions to the preferred option. Public consultation on the submitted Development Plan Document may have implications for the final Sustainability Appraisal report.

Arun has produced a Scoping Report which sets out the baseline and future objectives and indicators for the process. This was subject to a period of consultation from 26 February to 1 April 2005 with expert and knowledgeable bodies and will now be used as the benchmark for the future appraisal of Arun’s Local Development Documents. The Scoping Report can be viewed on Arun’s website.

- Consultation with the Environment Agency regarding flood risk assessment of brownfield sites in Urban Potential Study, and the Strategic Areas of Search for large scale housing development
- Affordable Housing Viability Study.

This previously unidentified additional work will have a knock-on effect on the document production timescales and, as at the end of March 2006, the District Council was in discussion with the Government Office for the South East regarding revising the Local Development Scheme. However, **all Core Strategy timescale milestones in the 2005/06 year have been achieved to target.**

2.5 Sustainable Communities DPD including Site Allocations

There were no formal milestones between April 2005 and March 2006 relating to the production of the Sustainable Communities DPD including Site Allocations. The LDS milestones reflect the need to submit the Core Strategy DPD before formally consulting on the Issues and Options relating to the Sustainable Communities DPD including Site Allocations.

Document Title	Stage	2005												2006											
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Sustainable Communities DPD inc Site Allocations	Early Stakeholder & Community Engagement																								
	Consultation Date: Issues & Options																								
	Public Participation: Preferred options & Proposals																								
	SEA/SA																								
	Date for Submission																								
	Pre-Inquiry Meeting																								
	Examination																								
	Estimated Date For Adoption																								

Figure 5: Section of ADC’s LDS Timetable – Sustainable Communities DPD including Site Allocations

 - Reporting Period

2.6 Areas of Special Character SPD

The Areas of Special Character draft Supplementary Planning Document was made available for consultation from 19 May 2005 to 30 June 2005. It was revised as appropriate to take account of comments received, and subsequently adopted on 28 September 2005.

Document Title	Stage	2005												2006											
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Areas of Special Character SPD	Early Stakeholder & Community Engagement																								
	Consultation Date: Issues & Options																								
	SEA/SA																								
	Estimated Date For Adoption																								

Figure 6: Section of ADC’s LDS Timetable – Areas of Special Character SPD

 - Reporting Period

The LDS timetable milestones from April 2005 to March 2006 relating to the production of the Areas of Special Character Supplementary Planning Document have therefore been achieved.

2.7 Buildings or Structures of Character (Local List) SPD

The Buildings or Structures of Character (Local List) draft Supplementary Planning Document was made available for consultation from 19 May 2005 to 30 June 2005. It was revised as appropriate to take account of comments received, and subsequently adopted on 28 September 2005.

Document Title	Stage	2005												2006											
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Buildings or Structures of Character (Local List) SPD	Early Stakeholder & Community Engagement																								
	Consultation Date: Issues & Options																								
	SEA/SA																								
	Estimated Date For Adoption																								

Figure 7: Section of ADC's LDS Timetable – Buildings or Structures of Character (Local List) SPD  - Reporting Period

The LDS timetable milestones from April 2005 to March 2006 relating to the production of the Buildings or Structures of Character (Local List) Supplementary Planning Document have therefore been achieved.

2.8 Proposals Map (& Inset Maps)

The Proposals Map (with Inset Maps) is currently the one in the adopted Arun District Local Plan (these can be viewed on our website), but changes to the Map will be published when the first new development plan document is adopted and then kept up to date whenever a development plan document is adopted.

Document Title	Stage	2005												2006											
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Proposal Map (& Inset Map)	To be kept up to date as each DPD is adopted																								

Figure 8: Section of ADC's LDS Timetable – Proposals Map (& inset Maps)  - Reporting Period

The first development plan document to be adopted will be the Core Strategy, followed by the Sustainable Communities DPD including Site Allocations.

2.9 Annual Monitoring Report

Under the new regulations an Annual Monitoring Report (this report) is required to be submitted to the Secretary of State by the end of each December.

Its purpose is to report progress on the LDF against the timetable and milestones set out in the Local Development Scheme and to assess the

3.0 Policy Effectiveness

3.1 Contextual Indicators

Arun District Council's Scoping Report has identified the following key issues:-

1. Balancing protection of biodiversity, green field land and strategic and local gaps against development pressure.
2. The potential implications of the proposed South Downs National Park.
3. Management of the historic environment to reconcile the need for protection and efficient use of land.
4. Fluvial and tidal flooding issues.
5. Tourism potential of the district.
6. High levels of social and educational deprivation.
7. Ageing population and related social issues.
8. Traffic congestion compounded by the high levels of out-commuting along the main routes and lack of appropriate infrastructure.
9. Poor public transport access for those outside of the coastal strip.
10. Lack of appropriate employment opportunities and low average wage.
11. Lack of affordable housing.
12. Limited public transport and services provision for rural areas.
13. High waste production and low recycling levels.

These are expanded upon in the scoping report appendices and will link to relevant saved policies and the DPD's as they are produced. (Copies of the scoping report appendices are at Appendix 2)

3.2 Significant Effects Indicators

The first Development Plan Document to be produced will be the Core Strategy. This will include information on how its effectiveness will be measured and identify appropriate indicators to be reported on annually in the Annual Monitoring Report. The subsequent Sustainable Communities DPD will also identify appropriate indicators.

3.3 Output Indicators

The Main purpose of output indicators is to measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies. The selection of output indicators has been guided by the key spatial and sustainability objectives of the Local Development Framework.

Authorities are required to monitor a set of local development framework core output indicators. As a consistent data source, the findings from these indicators can be used by regional planning bodies to build up a regional picture of spatial planning performance to inform the preparation of their annual monitoring report. These are supplemented by local indicators tailored to the circumstances and issues appropriate to the Arun district. These will be identified in the relevant Development Plan Documents. The core output indicators are dealt with in the order they are listed in Table 4.4 of the 'LDF

Monitoring: A Good Practice Guide' booklet, as updated by Local Development Framework Core Output Indicators, Update 1/2005 dated October 2005 issued by ODPM (now DCLG).

3.4 Output Indicators - Business Development

1a	Amount of floorspace developed for employment by type.
1b	Amount of floorspace developed for employment by type, in employment or regeneration areas.
1c	Amount of floorspace by employment type, which is on previously developed land.
1d	Employment land available by type.
1e	Losses of employment land in (i) employment / regeneration areas and (ii) local authority area.
1f	Amount of employment land lost to residential development.

The West Sussex Structure Plan 2001-2016 states that provision should be made for 240,000 square metres of employment floorspace from 2001 to 2016. The Arun District Local Plan 2003, policy GEN6, gives details of commercial requirements against the 1993 Structure Plan. Monitoring will therefore be carried out against the Structure Plan 2001-2016.

3.4.1 Commercial Completions

Commercial completions are monitored by the County Council who have advised the following completions within Arun district. The data source is the Commercial and Industrial Development Surveys (CIDS) and the method of interpreting the data has been revised to take fuller account of losses of commercial floorspace to give a more accurate assessment of net gains.

Total Requirement	240000	
	Large	Small
Completed 2001 - 2005	12667	14117
Completed 2005 - 2006	8386	1990
Total Built	21053	16107
		Total
		26784
		10376
		37160

Total Metres² Completed and Occupied = **37160**
 Balance Metres² Required = **202840**

	Large	Small	Total
Small Site Allowance		68000	
Completed	21053	16107	37160
Commitment	133789	-1039	132750
Allowance Remainder		52932	
Total	154842	68000	222842

Total Requirement = **240000**
 Total Metres² Still Required = **17158**

Figure 10: Commercial Floorspace Statistics

The Structure Plan requirement of 240,000 square metres employment floor space includes both commercial (industrial) under Use Classes B1(b) and (c), B2 and B8, and offices under Use Classes B1(a) and A2. The employment target figure does not separately identify the industrial and offices components. We must therefore take account of the Offices provision when assessing the overall provision of employment floorspace.

3.4.2 Floorspace Developed for Employment by Type (Indicators 1a and 1c)

A net total of 10,376 sq metres of commercial floorspace was added during the 2005-06 year. The following table provides a breakdown by Use Class Order.

	PDL		Non PDL		Total (m2)
B1a	0		1765*		1765
B1c	729		1879		2608
B2	729		576		1305
B8	532		4166		4698
Total (m2)	1990	19.18%	8386	80.82%	10376

Figure 11: Employment Floorspace Developed by Type

*Also included in indicator 4a

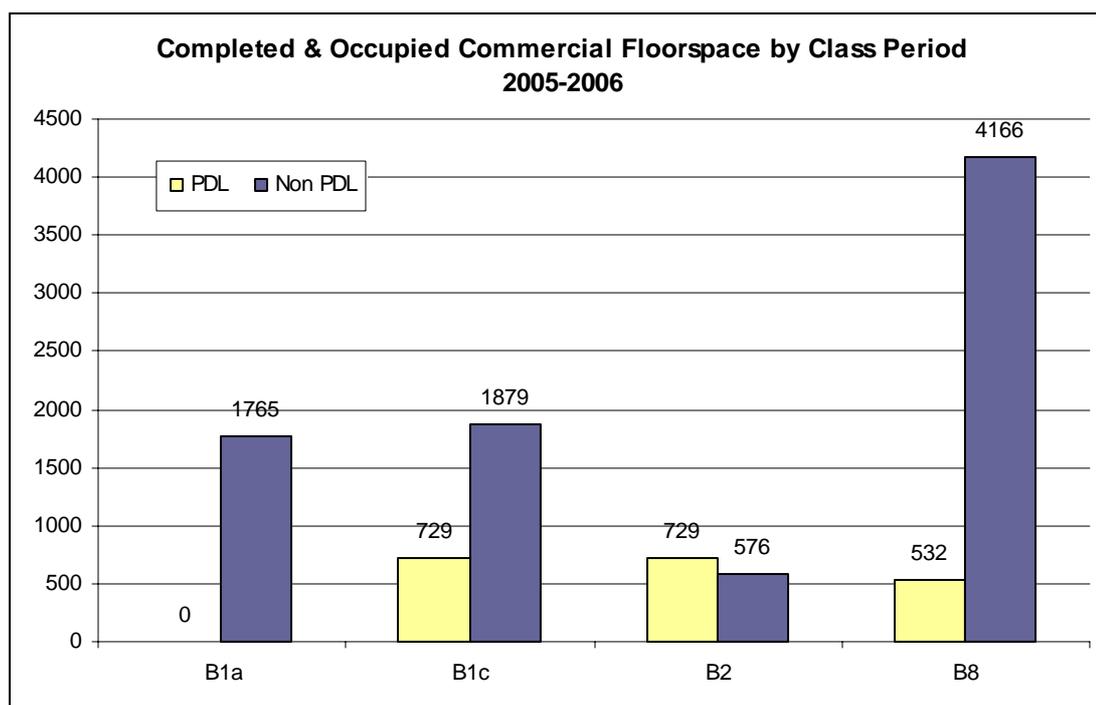


Figure 12: Completed and Occupied Commercial Floorspace by Class

This chart shows graphically the commercial completions for 2005-06.

3.4.3 Development in LDF Regeneration Areas (Indicator 1b)

The adopted Local Plan identifies the Bognor Regis Town Centre as a regeneration area under Policy SITE 2. This is the only regeneration area in Arun district identified in the Local Plan.

There was no increase in commercial floorspace within this regeneration area in 2005-06.

3.4.4 Brownfield Site Development (Indicator 1c)

The total employment floorspace provided in 2005-06 was 10,376 square metres, of which 1,990 square metres (19.2%) was on previously developed land. The table in 3.4.2 above provides a breakdown by Use Class Order. The PDL proportion takes account of losses and reflects only floorspace gained.

3.4.5 Employment Land Available by Type (Indicator 1d)

Total supply required is 240,000 square metres employment floorspace which includes both industrial and offices. Completions from 2001 to 2006 were 37,160 square metres and commitments as at 31 March 2006 amount to 132,750 sq m plus the remaining small site allowance of 52,932 sq m. These total 222,842 sq m, leaving a shortfall of 17,158 sq m to be provided by 2016.

The table below indicates that the employment land available is 39.0175 hectares. A breakdown by type is included.

	i) Sites Defined and Allocated in LDF	ii) Sites with Planning Permission Granted	Total (ha)
B1a	0	0.714	0.714
B1c	1.05	1.11	2.16
Mixed B1	26.05	3.4196	29.4696
B2	0.25	1.26	1.51
B8	0	5.1639	5.1639
Total	27.3	11.6675	39.0175

Figure 13: Employment Land Available by Type

3.4.6 Losses of Employment Land (Indicator 1e)

- i) Losses of employment land in employment / regeneration areas in 2005-06 were nil.
- ii) Losses of employment land in the local authority area in 2005-06 totalled 7.43 hectares. This included 6.90 hectares at Ford Airfield, which is safeguarded for Waste use.

3.4.7 Employment Land Lost to Residential Development (Indicator 1f)

The amount of employment land lost to residential development in 2005-06 was 0.06 hectares. This was an amusement arcade in Bognor Regis.

3.5 Output Indicators - Housing

<p>2a Housing Trajectory showing:</p> <ul style="list-style-type: none"> (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer; (ii) net additional dwellings for the current year; (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer; (iv) the annual net additional dwelling requirement; and (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performance.
<p>2b Percentage of new and converted dwellings on previously developed land.</p>
<p>2c Percentage of new dwellings completed at:</p> <ul style="list-style-type: none"> (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare.
<p>2d Affordable housing completions.</p>

The Arun District Local Plan housing requirement is 8700 dwellings from 1996 to 2011 (Policy GEN5). The West Sussex Structure Plan housing requirement is 8700 gross dwellings (8040 net) from 2001 to 2016 (Policy NE1). Following advice from the Government Office for the South East, the most up to date development plan, in this case the Structure Plan, should be used as the basis for monitoring. The Structure Plan requirement has been annualised for monitoring purposes by dividing the housing requirement by 15 and this equates to 580 gross dwellings per annum (536 net).

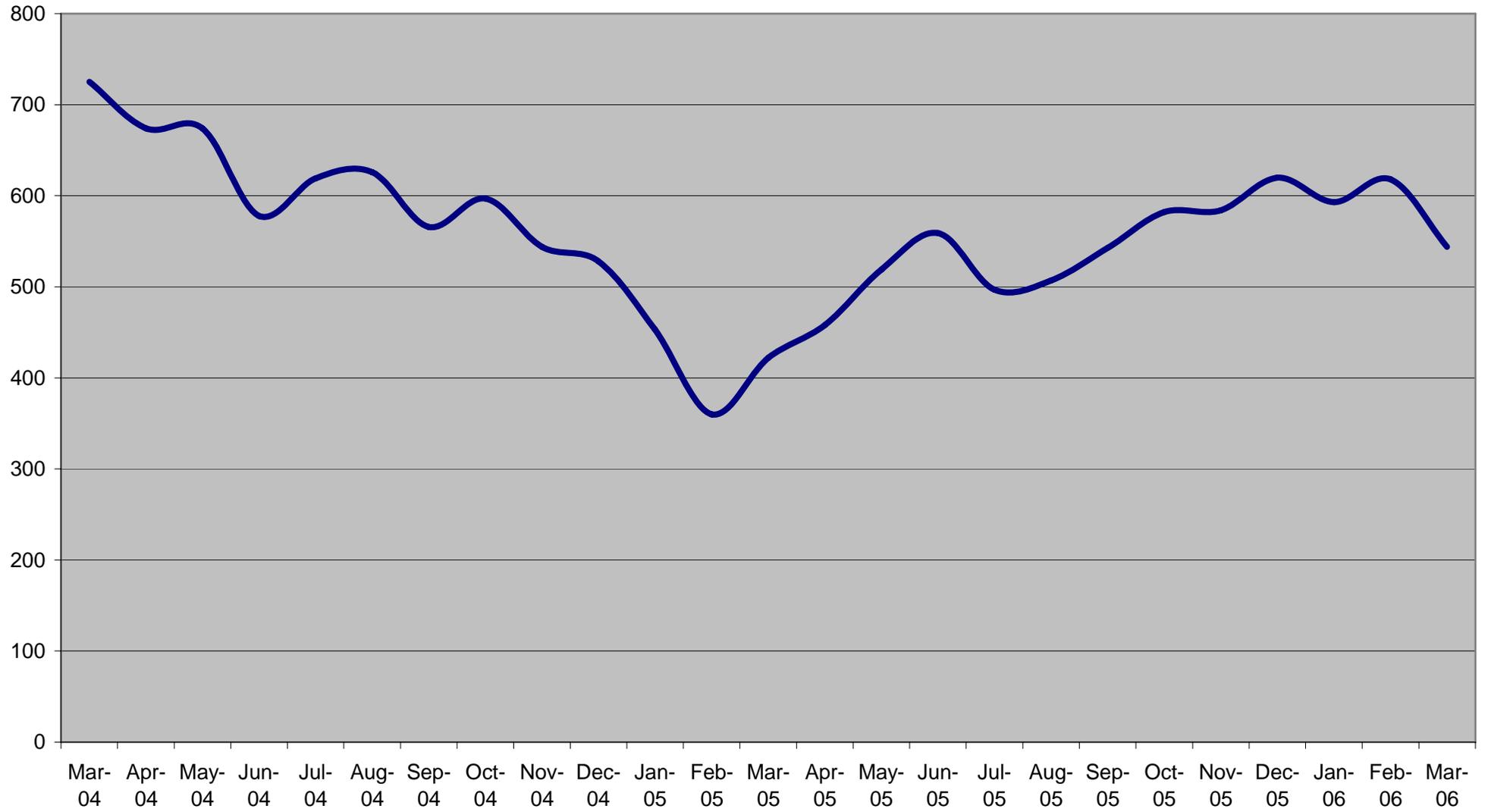
3.5.1 Housing Permissions

The level of dwellings permitted has been monitored monthly from the Ocella planning application system and the following graph shows the moving annual total of net dwellings permitted from March 2004 to March 2006.

Following a downturn in the level of permissions from March 2004 through to February 2005, reflecting the general downturn in the housing market, there has been an increasing trend since, which is expected to result in a higher level of future non-allocated dwelling completions.

Figure 14: Dwellings Permitted – Moving Annual Total follows:-

Dwellings Permitted - Moving Annual Total



3.5.2 Housing Completions

The total gross completions for the Structure Plan period since 2001-02 are 2685, compared with the Structure Plan requirement of 580 per annum i.e. 2900. In net terms total completions were 2468 compared with the requirement of 2680.

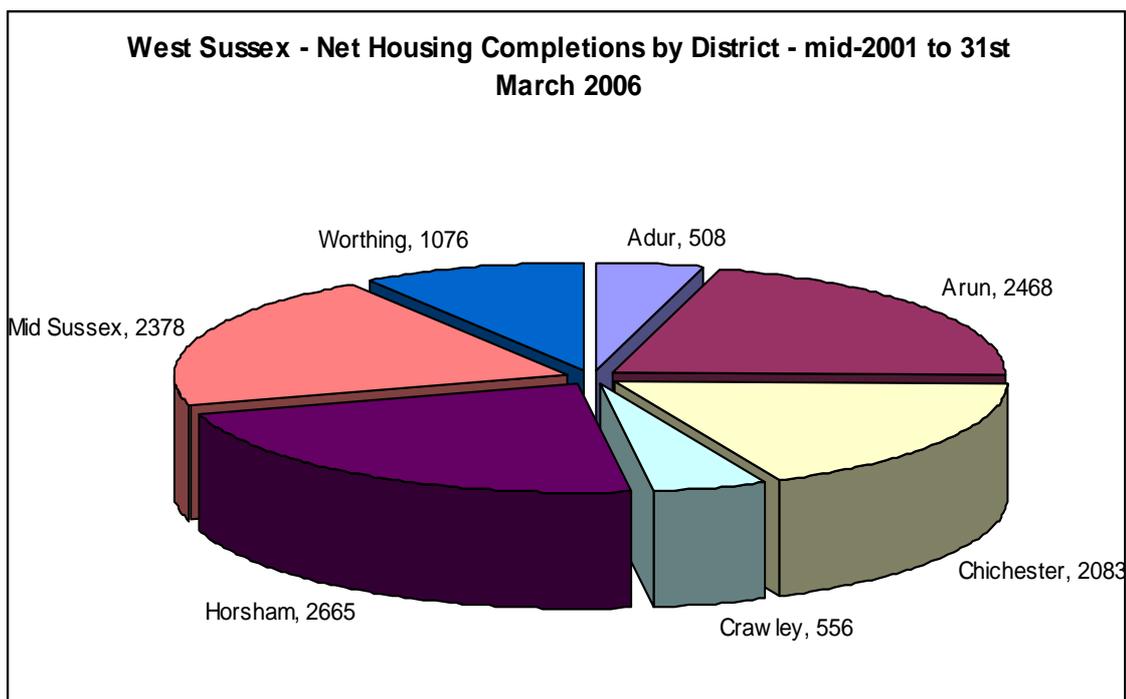
Year	Dwelling Completions		Brownfield Total (Included in Gross Completions)
	Gross	Net	
2001/02 (Jul-Jun)	747	679	455 (60.9%)
2002/03 (Jul-Jun)	696	668	421 (60.5%)
2003/04 (Jul-Mar)	552	525	344 (62.3%)
2004/05 (Apr-Mar)	386	354	312 (80.8%)
2005/06 (Apr-Mar)	304	242	267 (87.8%)
Total	2685	2468	1799 (67.0%)

Figure 15: Gross and Net Dwelling Completions 2001-06

The West Sussex Structure Plan 2001-2016 housing requirement takes account of any shortfall from the previous Structure Plan up to 2001. The 1993 Structure Plan housing requirement was compiled in the late 80s when there was a housing boom and migration from Surrey and London to the South Coast was expected. In the event this did not happen and the housing boom became a housing slump in the recession of the early 1990s. House builders cut back their building programmes because of the lack of demand and the resultant level of housing completions fell accordingly. The expected levels of windfall sites also did not materialise and in the period from 1989 to 1996 completions totalled 4,011 against a target of 6,700. In the period from 1996 to 2001 they totalled 2571 against a target of 3,100.

The chart illustrates net housing completions throughout the county from 2001 to 2006. Arun supplied 2,468 of the county total of 11,734 (21%).

Figure 16: West Sussex House Building by District



3.5.3 Housing Trajectory (Indicator 2a)

A housing trajectory has been prepared which indicates the actual and projected level of completions against the Structure Plan requirement for the period 2001-2016.

As the West Sussex Structure Plan 2001-2016 housing requirement takes account of any shortfall from the previous Structure Plan up to 2001, formal monitoring of housing supply starts from the year 2001-02.

The housing trajectory indicates that dwelling provision in Arun is just below target as at April 2005. The gross completions for the Structure Plan period since 2001-02 are 2685, compared with the Structure Plan requirement of 580 per annum i.e. 2900. In net terms total completions were 2468 compared with the requirement of 2680.

The actual completions on large and small sites that were identified at 1st April 2005 were each a little above the 2005-based projections - 171 and 125 gross completions compared with projections of 166 and 112 units, respectively. Although permissions were granted for almost 300 units on unidentified PDL sites, and a large number of these sites were started during the monitoring year, these newly-added sites only generated 8 completions by 31st March 2006, falling 70 units short of the assumption in the 2005-based Trajectory.

In total, therefore, gross completions were 52 units less than the projections. Taken with a higher than assumed number of losses (62 rather than 28), this produced an outturn of 242 net completions rather than the 328 shown in the 2005-based Housing Trajectory.

The trajectory indicates that the level of dwelling completions will stay behind requirements until 2008/9, because of the lull before allocations start, and that dwelling provision in Arun will then remain in surplus from 2008/9 to the end of the Structure Plan period in 2016, by which time a surplus of 655 net dwellings is forecast.

The outcome of the Site 6 Inquiry is awaited as at March 2006. If allowed, this trajectory applies. If it is refused permission, the total dwellings provided will be reduced by 1350, i.e. a shortfall of 695 net. Applications for other sites are being received but these would lead to an oversupply of housing if permitted should the Site 6 inquiry allow the building of 1350 dwellings at North Bersted and Felpham.

Arun: actual and projected housebuilding, 2001-2016: Adopted West Sussex Structure Plan 2001-2016; 2006 Residential Land Availability survey

Site origin and type	Actual completions					Projected completions										TOTAL 2001-2016
	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	
Large identified sites																
- Local Plan						0	70	240	290	290	240	240	90	70	0	1530
- Other						204	265	407	76	101	6	0	0	0	0	1059
- Sub-total						204	335	647	366	391	246	240	90	70	0	2589
Small identified sites																
- Local Plan						0	0	0	0	0	0	0	0	0	0	0
- Other						111	106	69	28	4	0	0	0	0	0	318
- Sub-total						111	106	69	28	4	0	0	0	0	0	318
Unidentified PDL target						75	149	224	299	298	299	298	299	298	299	2538
Totals	747	696	552	386	304	390	590	940	693	693	545	538	389	368	299	8130
By site origin																
Allocated sites																
- Local Plan	193	294	227	62	2	0	70	240	290	290	240	240	90	70	0	2308
- Structure Plan	0	0	0	0	0	0	25	25	25	25	225	225	225	225	225	1225
Allocated sites	193	294	227	62	2	0	95	265	315	315	465	465	315	295	225	3533
Non-allocated sites	554	402	325	324	302	390	520	700	403	403	305	298	299	298	299	5822
All sites	747	696	552	386	304	390	615	965	718	718	770	763	614	593	524	9355
Estimated losses	68	28	27	32	62	26	37	74	48	45	43	42	43	42	43	660
Net completions	679	668	525	354	242	364	578	891	670	673	727	721	571	551	481	8695

Notes: Projected housebuilding on large identified sites from 2006 RLA - as agreed with Arun District Council.
Unidentified/PDL target calculated by WSCC.
Allocated sites are the sum of Local Plan and strategic dwelling requirements.
Non-allocated sites are the sum of all other sites not identified through formal plan-making processes, and the remaining PDL target for 2006-2016.

Figure 17: Actual and Projected Housebuilding 2001-16

Housing Trajectory for Arun District

	ACTUAL COMPLETIONS					PROJECTED COMPLETIONS										Total
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	
Completions (allocated sites)	193	294	227	62	2	0	95	265	315	315	465	465	315	295	225	3533
Completions (non-allocated sites)	554	402	325	324	302	390	520	700	403	403	305	298	299	298	299	5822
Total Gross Past Completions	747	696	552	386	304											2685
Total Projected Completions						390	615	965	718	718	770	763	614	593	524	6670
Estimated losses	68	28	27	32	62	26	37	74	48	45	43	42	43	42	43	660
Past net completions	679	668	525	354	242											2468
Projected net completions						364	578	891	670	673	727	721	571	551	481	6227
Cumulative net completions	679	1347	1872	2226	2468	2832	3410	4301	4971	5644	6371	7092	7663	8214	8695	8695
Plan. Annualised net strategic allocation	536	536	536	536	536	536	536	536	536	536	536	536	536	536	536	8040
Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	143	275	264	82	-212	-384	-342	13	147	284	475	660	695	710	655	655
Manage. Annual requirement taking into account past/projected completions	536	526	515	514	529	557	579	579	534	512	479	417	316	189	-174	655

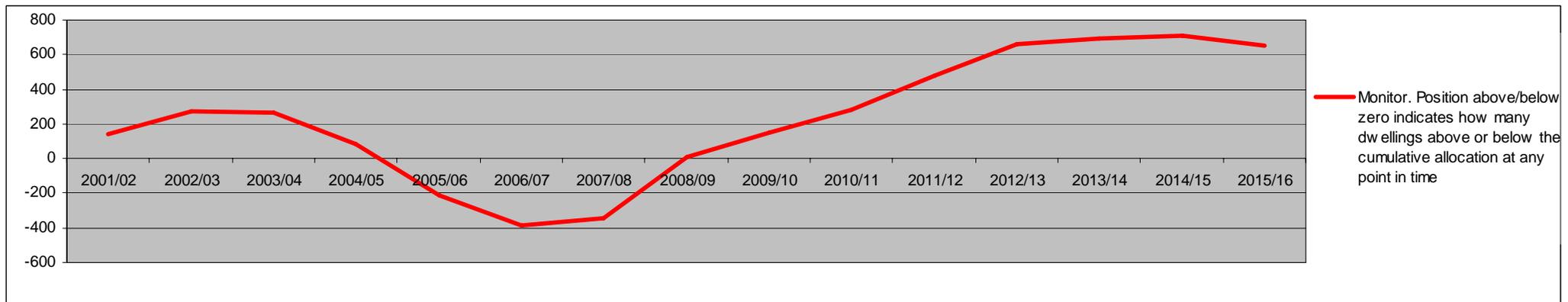
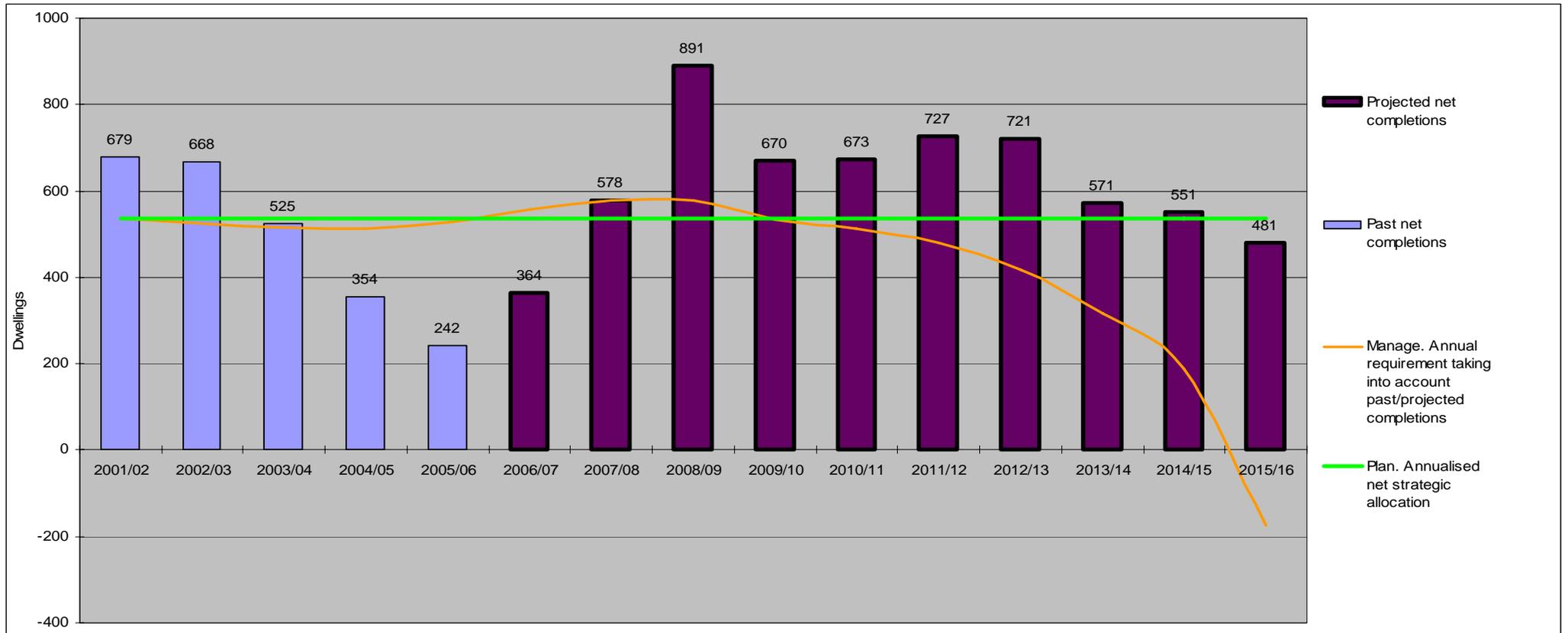
Notes

This trajectory assumes an annual average requirement from 2001-2016 of 580 gross dwellings per annum (536 net).

All totals, cumulative completions and strategic allocations are net.

Figure 18: Housing Trajectory – Table

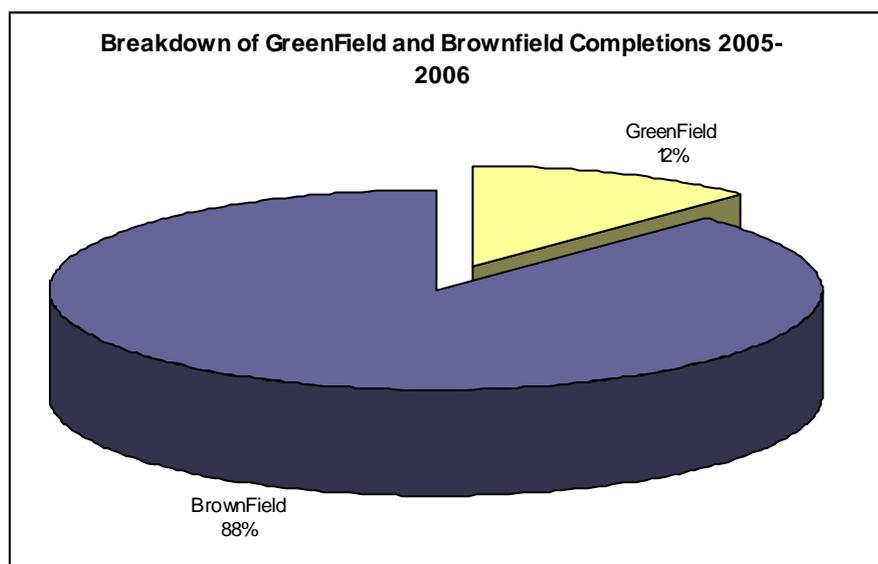
Figure 19: Housing Trajectory Graphs 2001-16 follows



3.5.4 Greenfield and Brownfield Dwellings (Indicator 2b)

Of the 304 completions, 267 (87.8%) were on brownfield sites, reflecting the current downturn in the housing market and near completion of current allocations. This proportion will reduce when building work starts on new allocations.

	Greenfield		Brownfield		Completions
	No.	Percentage	No.	Percentage	No.
2005-2006	37	12.2	267	87.8	304



This compares favourably with the government target of 60% for brownfield completions.

Figure 20: Greenfield and Brownfield Housing Completions

3.5.5 Completion Densities (Indicator 2c)

An overall dwelling density of 44.6 dwellings per hectare has been achieved on all sites. Higher densities have been achieved on larger sites, as indicated in the table.

Dwellings per Hectare (gross)	Units	Hectares	Average Density	Percentage of Completions
Less than 30	61	3.97	15.4	20.1%
30 – 50	51	1.25	40.8	16.8%
Over 50	192	1.60	120.0	63.2%
All Sites	304	6.82	44.6	100%

Figure 21: Dwelling Completion Densities

3.5.6 Affordable Housing (Indicator 2d)

There were no losses on any affordable housing sites, so the gross and net completions figures are identical. Total affordable housing completions in 2005-06 were 49, 26 being Housing Association and 23 Key Worker dwellings. Whilst the total of 49 is below the local target of 67, the number of key worker dwellings provided exceeds the local target of 17.

The first new-style bidding round of Housing Corporation funding for new developments was undertaken in September 2005. Following consultation with the Council, the Housing Corporation agreed funding on a number of schemes totalling £3,951m for a total of 88 units for the period 2006 - 2008. This compares with £965,474 for 30 units in 2004 round of bids. In addition, the Housing Corporation agreed a forward allocation for Phase 1 of Policy Site 6 which will be made in the next bidding round during September 2007. This amounts to £2.4m to deliver 54 units of affordable housing.

	Completions		
	Affordable Housing	Total Dwellings	Percentage
2000-01	19	544	3%
2001-02	61	747	8%
2002-03	117	696	17%
2003-04	42	552	8%
2004-05	56	386	15%
2005-06	49	304	16%

Figure 22: Affordable Housing Completions

Negotiations on Section 106 agreements for Policy Site 6 have been undertaken with the help of a Specialist Solicitor to obtain the best possible arrangements for the provision of affordable housing.

Legal action has been taken to recover the affordable housing contribution from a developer which resulted in mediation and an agreement was reached for the delivery of 14 units.

A Keyworker Liaison Group was formed for coastal authorities following announcement by the Government on changes to the way keyworker and shared ownership properties were to be marketed. Funding has been obtained to allow research into the needs of local businesses and difficulties in recruiting and retaining key staff. The results of this study will be used to define a strategy and action plan for the group.

Following a viability study for the County, consultants were asked to carry out a District-wide analysis of Arun. This work will assist in the determination of thresholds as part of the on-going work on the Local Development Framework on Affordable Housing. The initial findings suggest a reduction of thresholds to 15 from 25 and to 40% from 30% with variations.

The Housing Association Preferred Partner Group has continued to work together as part of the Arun, Adur & Worthing Partnership. The group has been consulted on a standard S106 Agreement, looked at benchmarking on building costs and continued to make use of the site register arrangements to avoid competition between housing associations.

3.6 Transport

3a Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework.

3b Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).

3.6.1 Car Parking Standards (Indicator 3a)

Car parking standards are set out in Appendix 2 of the Local Plan, which complements saved policy GEN12. The West Sussex County Council's Head of Highways and Transport monitors appropriate non-residential developments for compliance with car-parking standards and has advised that the standards, which represent maximum provisions, have not been breached. There were 49 non-residential developments completed in 2005-2006 and the percentage of these complying with these agreed county-wide car-parking standards is 100%.

3.6.2 Accessibility (Indicator 3b)

New residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and major health centre has been measured by West Sussex County Council Highways department using Accession software. This uses GIS techniques to assess the distance from new dwellings to the above infrastructure facilities.

The Accession report outputs have been analysed and are summarised in the following table.

New residential development within 30 minutes public transport time		
	No of Net Dwellings	% of Total Dwellings
GP	226	93.4%
Hospital	106	43.8%
Primary School	240	99.2%
Secondary School	238	98.3%
Areas of Employment	224	92.6%
Major Retail Centre	224	92.6%

Figure 23: New Dwellings within 30 mins Public Transport Time

This indicates that the vast majority of new dwellings have been built in sustainable locations.

3.7.1 Local Services

4a	Amount of completed retail, office and leisure development.
4b	Amount of completed retail, office and leisure development in town centres.
4c	Amount of eligible open spaces managed to Green Flag Award standard.

3.7.2 Retail, Office and Leisure Development (Indicator 4a)

Completed retail, office and leisure development in 2005-06 was 1,894 square metres net. Office floorspace (B1a) is included in the employment total and needs to be assessed together with the industrial floorspace, as identified in Business Development, section 3.4.

	PDL	Non PDL	Total (m2)
A1 Retail	0	0	0
A2 Fin/Prof	129	0	129
B1a Offices	0	1765*	1765
D2 Leisure	0	0	0
Total (m2)	129	1765	1894

* Also included in Indicator 1a

Figure 24: Completed Retail, Office & Leisure Development (Gross Internal Floorspace m2)

3.7.3 Retail, Office and Leisure Development in Town Centres (Indicator 4b)

The amount of completed retail, office and leisure development in town centres in 2005-06 was nil.

3.7.4 Parks and Open Spaces (Indicator 4c)

Arun has one park which is managed to Green Flag Award standard, Mewsbrook Park at Rustington, which received the award during 2005-06. This is currently the only eligible open space in the district. The area of the park is 4.05 hectares, which is 1.25% of the total open spaces in the district.

Arun's open spaces have continued to be managed to a good standard and restoration work is also being carried out at Hotham Park at Bognor Regis.

3.8 Flood Protection and Water Quality (Indicator 7)

7. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

The Environment Agency has been consulted on all relevant applications throughout the year.

In 2005-06, no planning permissions were granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

3.9 Biodiversity (Indicator 8)

8. Change in areas and populations of biodiversity importance, including:

- (i) change in priority habitats and species (by type); and
- (ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

The following three pages show statistics that the Sussex Biodiversity Record Centre have collated regarding biodiversity in Arun District in relation to the April 2005 to March 2006 Planning Applications. These figures will be reviewed annually to identify any changes in priority habitats and species, and any change in designated areas.

The pie chart shows the condition of SSSI Units (each SSSI is broken down in to units to enable management and condition assessment) in Arun District. The SSSI conditions will be reviewed annually to compare change.

Policies AREA13 – Sites of International Importance for Nature Conservation, AREA14 – Sites of National Importance for Nature Conservation and AREA15 – Sites of Local Importance for Nature Conservation seek to protect such sites from the harmful effects of development.

It is considered that saved policies AREA13, 14 and 15 adequately protect sites of nature conservation importance from the threat of inappropriate development, but this will continue to be monitored annually.

Figure 25: Biodiversity Statistics follow:-



Statistical Breakdown of Planning Applications in Priority Habitats
& Designated Sites in Arun District between
1st April 2005 and 31st March 2006

Produced for Chris Elliott, Arun District Council
11/12/06 ESD/06/502

Arun District	22789.90ha		
Planning Applications with code of permit 2005/2006	245.18ha	1277 sites	1.08% of Arun

Designated Site	Area of sites in Arun (ha)	% of Arun	Area (ha) impacted by planning applications	% of this type of designated site in Arun impacted by planning applications	Number of planning applications
Area of Outstanding Natural Beauty total	9577.38	42.06	11.05	0.12	89
Environmentally Sensitive Area	9585.73	42.01	11.12	0.12	89
Local Nature Reserve	199.23	0.87	0.07	0.04	3
National Trust	1154.40	5.07	0.19	0.02	4
Ramsar Site (overlaps with SPA)	135.52	0.60	0.07	0.05	4
Site of Nature Conservation Importance	1701.82	7.47	0.04	0.002	7
Sites of Special Scientific Interest	449.49	1.97	0.07	0.02	11
Special Protection Area	135.52	0.60	0.07	0.05	4
Sussex Wildlife Trust Reserve	7.75	0.03	0.00	0.00	0

Other:	Number in Arun	Number in Sussex
Saline Lagoon	2	35
Marine SNCS (off of Arun District)	8	25

All statistics are based on information held at the Sussex Biodiversity Record Centre as at 11/12/06.
Please inform us if you believe the data shown to be inaccurate.

Arun District	22769.90ha		
Planning Applications with code of permit 2005/2006	245.18ha	1277 sites	1.08% of Arun

Habitat	Area of habitat in Arun (ha)	% of Arun	Area (ha) impacted by Planning applications	% of habitat in Arun impacted by planning application	Number of planning applications
Ancient Woodland (sites over 2ha only)	1898.20	7.46	0.00	0.00	0
Broadleaf Woodland (overlaps with some ancient woodland sites)	1718.66	7.55	1.10	0.06	8
Chalk Grassland	440.67	1.94	0.00	0.00	0
Grazing Marsh	1313.64	5.77	6.56	0.50	8
Heathland	8.30	0.04	0.00	0.00	0
Lowland Dry Acid Grassland (overlaps with some lowland meadow sites)	9.83	0.04	0.00	0.00	0
Lowland Meadows	7.82	0.03	0.00	0.00	0
Reedbed	23.29	0.10	0.00	0.00	0
Wet Woodland (overlaps with Ghyll Woods)	106.28	0.47	0.23	0.22	12
Notable Road Verge	12.20	0.05	0.00	0.00	0

Other:	Number of records in Arun *	Amount of these records within 500m buffer of planning applications
Protected Species	291	176
Rare Species (RDB etc.)	1251	471

* Protected Species Register records are labelled so that only one record per species per 100m square gets flagged up and the Rare Species Inventory records are labelled so that only one record per species per 1km square gets flagged up – these will usually be the most up to date or accurate record).

All statistics are based on information held at the Sussex Biodiversity Record Centre as at 11/12/06.
Please inform us if you believe the data shown to be inaccurate.

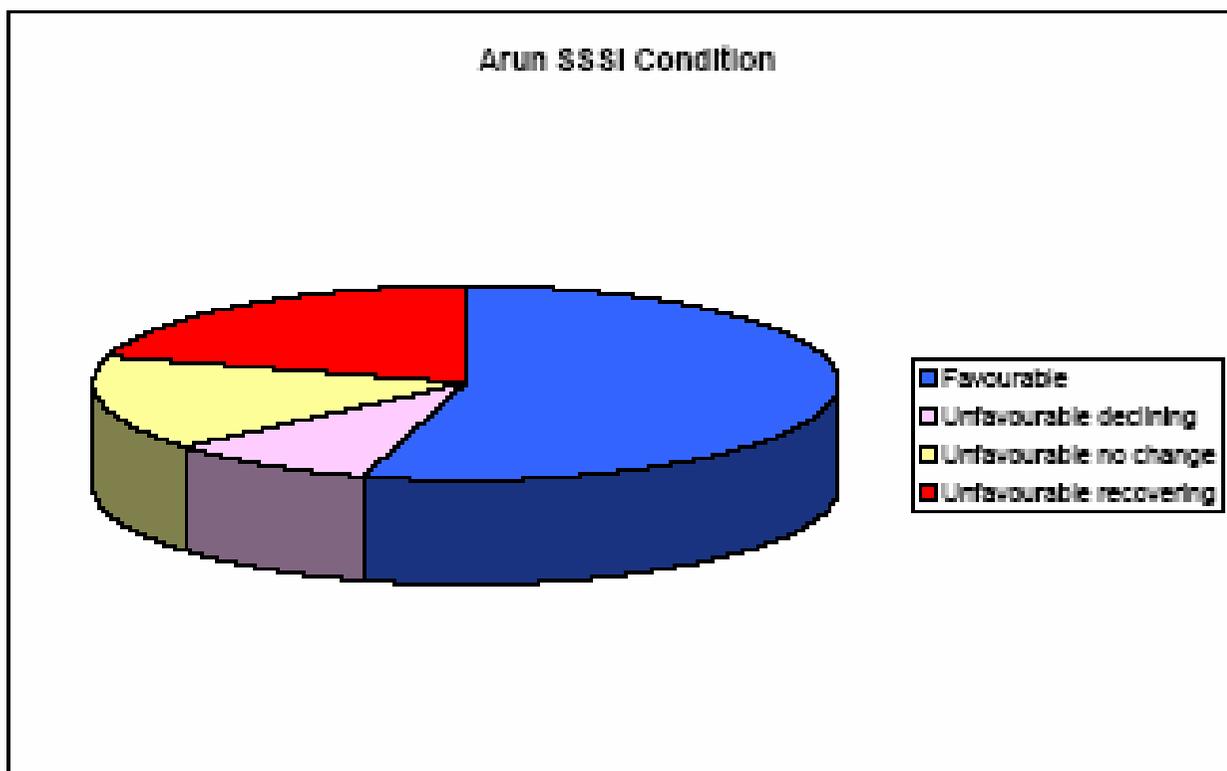
Arun District SSSI Unit Condition*

SSSI Units in Arun District = 44

Conditions	No of Units	% of units
Favourable	24	54.55
Unfavourable declining	4	9.09
Unfavourable no change	7	15.91
Unfavourable recovering	9	20.45



*Based on information derived from the Natural England SSSI GIS dataset
Prepared on 11/12/2006



3.10 Renewable Energy (Indicator 9)

9. Renewable energy capacity installed by type.

One installation was brought into service in 2005. This was a 6kw (0.006 megawatts) wind turbine at St Mary's School, Climping.

This turbine, and a 90kw biomass heating boiler at Buchan Park Crawley, is hoped to be only the start of a major research project which aims to provide clear steer on the use of local renewable energy systems known as micro generation.

The County Council will ensure that some or all of the low or zero carbon processes are properly validated and shown to be fit for purpose for its 1300 sets of premises.

This undertaking will aim to produce a coherent strategy for assessing the low carbon technologies that can be used throughout West Sussex County Council buildings and thereby be in a lead position to be able to contribute prominently to decision-making and action for the inclusion of micro generation in West Sussex and the region.

The study will also concentrate on public perception and information and practically demonstrate whether a truly sustainable approach can be achieved for the community.

It will do this by ensuring that educational awareness is prominent so that children may benefit first hand and be informed about environmental enhancement, learn to improve on the technology currently in use and be confident and able to take a leading role in the sustainable development of renewable energy in the future.

It is hoped to report positive progress in due course on major reduction in carbon emissions with opportunities to encourage renewable energy businesses and job opportunities into West Sussex along with increased in public awareness and enhanced educational benefit.

4.0 Current Policy Monitoring

4.1 Saved Policies

All Local Plan policies have been implemented and are considered to be working. The Policy Replacement Schedule in Appendix 1 of the Local Development Scheme shows how each policy in the Local Plan will be progressed. It lists each policy and explains whether the issue dealt with by that policy will be covered by a Local Development Document, and whether the existing policy will be saved or replaced.

If the table shows the current policy being replaced, it can be assumed to be saved until the LDD listed to replace it is adopted.

The Policy Replacement Schedule is reproduced at Appendix 3 of this report.

4.2 Planning Obligations

Saved policy GEN8 seeks to ensure that development is not permitted unless the infrastructure or facilities made necessary by the development are available, or will be provided at the appropriate time.

In 2005-06 twenty six new Section 106 agreements were signed. These have a potential value of £626,372 as follows:

Open Space	£24,164		
Bus Shelters	£23,775		
		Total District Council	£47,939
Education	£525,480		
Libraries	£42,953		
Highways	£10,000		
		Total County Council	£578,433

The total income recorded during 2005-06 from Section 106 agreements was £456,774 as follows:

Open Space	£138,090		
Affordable Housing	£89,243		
Bus Shelters	£37,172		
		Total District Council	£264,505
Education	£170,460		
Libraries	£21,809		
		Total County Council	£192,269

4.3 Planning Appeals

There were 74 planning appeal decisions issued in 2005-06, of which 19 were allowed. This gives a BVPI 204 result of 25.7% allowed and compares favourably with the national average of 33%. As in previous years, saved Local Plan policy GEN7 and Structure Plan policy DEV1 were referred to more than any other, mainly in relation to the quality and design of layout.

A summary of all appeal decisions received in 2005-06 is at Appendix 4.

5.0 Abbreviations and Glossary

5.1 Abbreviations

AMR	Annual Monitoring Report
BVPI	Best Value Performance Indicator
CA	The Countryside Agency
DC	Development Control
DPD	Development Plan Document
EA	The Environment Agency
EH	English Heritage
HA	Highways Agency
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LPA	Local Planning Authority
LSP	Local Strategic Partnership
LTP	Local Transport Plan
OS	Ordnance Survey
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RSS	Regional Spatial Strategy
RTPI	Royal Town Planning Institute
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SCI	Statement of Community Involvement
SOS	Secretary of State
SEEDA	South East England Development Agency
SEERA	South East England Regional Assembly
SPD	Supplementary Planning Document
SRA	Strategic Rail Authority

5.2 Glossary

Annual Monitoring Report - This report looks at the implementation of the Local Development Scheme and how well the policies in the Local Development Documents are being achieved.

Area Action Plan - Area Action Plans are a type of Development Plan Document. These are used to provide a planning framework for areas of change or conservation

Community Strategy – The Local Government Act 2000 requires Local Authorities to prepare a community strategy in conjunction with other public, private and community sector organisations. Community strategies should promote the economic, social and environmental wellbeing of their areas and contribute to the achievement of sustainable development. A copy of Arun's Community Strategy ('Our Kind of Place') can be viewed on the Arun District Council website at: www.arun.gov.uk. From the home page click on 'Living' then 'Our Kind of Place'.

Core Strategy – This document is the principal Development Plan Document, setting out the long term spatial vision for the District, as well as strategic objectives for the area and core policies.

Development Plan – As set out in section 38(6) of the Planning and Compulsory Purchase Act, an area's development plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within the Local Development Framework.

Development Plan Documents – All Unitary/District/Borough Authorities must produce Development Plan Documents. These documents include the Core Strategy, Site Specific Allocations of Land, Area Action Plans (where needed), and Generic Development Control Policies. These are spatial documents and are subject to independent examination. There will be a right for those making representations seeking change to be heard at an independent examination.

Issues and Options – This document is produced during the early production stage of the preparation of a Development Plan Document and will be issued for consultation to meet the requirements of Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004.

Local Community – A generic term which includes all individuals (including the general public) and organisations external to the District Council. It includes the statutory and other consultees.

Local Development Document – The collective term for documents that form part of the Local Development Framework. These documents can either be a Development Plan Document, a Supplementary Planning Document or the Statement of Community Involvement.

Local Development Scheme – This document sets out the timetable for the preparation of the Local Development Documents. It identifies which Development Plan Documents and Supplementary Planning Documents are to be produced and when.

Local Strategic Partnership – The partnership is a non-statutory, non-executive body bringing together representatives of the public, private and voluntary sectors. The Local Strategic Partnership is responsible for the preparation, implementation and monitoring of the Community Strategy.

Preferred Options – This document is produced as part of Development Plan Document production following the production of Issues and Options. This will set out policy issues, including alternative approaches where appropriate. The document will be issued for formal public participation as required by Regulation 26 of Town and Country Planning (Local Development) (England) Regulations 2004.

Proposals Map – The adopted Proposals Map illustrates all of the policies and proposals in the Development Plan Document and any saved policies that are included in the Local Development Framework.

Regional Spatial Strategy – This strategy sets out the policies for the region in relation to development and use of land and forms part of the development plan for Local Authorities.

Regulations – As set out in the Town and Country Planning (Local Development) (England) Regulations 2004.

Site Specific Allocations – These are allocations for specific or mixed uses or development contained in Development Plan Documents. The policies in the document will identify any specific requirements for individual proposals.

Stakeholders - Stakeholders include any person or organisation, local or national, which have a legitimate interest in what happens in our area.

Statement of Community Involvement – This Statement of Community Involvement is Arun District Council's formal policy to identify how and when local communities and stakeholders will be involved in the preparation of the documents to be included in the Arun District Local Development Framework. The Statement also deals with the planning applications that Arun District Council is responsible for determining.

Strategic Environmental Assessment – The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use.

Submission Version – The version of a Local Development Document submitted to the Secretary of State and simultaneously made available for public consultation for a six-week period.

Supplementary Planning Documents – These documents provide supplementary information to the policies in the Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

Sustainability Appraisal – Sustainability Appraisal is a tool for appraising policies to ensure that they reflect sustainable development objectives (i.e. social, economic and environmental factors). It is required under the Planning and Compulsory Purchase Act to be carried out on all Development Plan Documents and Supplementary Planning Documents.

TABLE 1
Schedule of proposed Local Development Documents

Document Title	Status	Brief Description	Chain Of Conformity	Early Stakeholder & Community Engagement	Consultation On Issues & Options	Consultation On Preferred Options & Proposals	Date For Submission To SoS
Statement of Community Involvement	Non-Development Plan Document	SLA for community engagement on LDDs, SPDs and major planning applications.	Must be in conformity with regulations.	June 2004 to July 2004	June 2004 to July 2004. Dec 2004	April 2005 to May 2005	September 2005
Core Strategy	Development Plan Document	Sets out vision, objectives and district spatial development strategy.	Must be in general conformity with RSS. All other LDDs to be in conformity with core strategy.	April 2005 to July 2005	September 2005 to December 2005	May 2006 to July 2006	October 2006
Sustainable Communities DPD including Allocations	Development Plan Document	Will replace housing policies in saved local plan and identifies housing and employment sites for period to 2017.	With Core Strategy & RSS	June 2006 to July 2006	October 2006 to February 2007	November 2007 to January 2008	April 2008
Areas of Special Character SPD	Supplementary Planning Document	To replace SPG and provide enlarged descriptions of the areas	With Core Strategy	Ongoing for many months to January 2005	May 2005 to June 2005	N/A	N/A
Buildings or Structures of Character (Local List) SPD	Supplementary Planning Document	To provide a list of buildings or structures of character throughout the District	With Core Strategy	Ongoing for many months to January 2005	May 2005 to June 2005	N/A	N/A

Review of Plans, Policies and Programmes relating to the Arun District LDF

Level	Relevant Plan or Programme	Key Objectives or Requirements of the relevant plan or programme	Relation to the LDF	Implications for SA	Source
Environment					
1) COUNTRYSIDE AND NATURAL ENVIRONMENT					
National	National Biodiversity Action Plan	<ul style="list-style-type: none"> Conserve and enhance biological diversity within the UK to contribute to the conservation of global biodiversity through all appropriate mechanisms 	<ul style="list-style-type: none"> Planning policies must reflect biodiversity objectives 	<ul style="list-style-type: none"> Include biodiversity objectives and indicators 	HMSO
Regional	Sussex Biodiversity Action Plan	<ul style="list-style-type: none"> Maintain and where practicable enhance wildlife and habitats of West Sussex Identify priority habitats and species important to Sussex or where there is a responsibility on a national or international scale Set realistic but ambitious targets and timescales for priority habitats and species and monitor progress Ensure biodiversity action continues as a joint initiative evolving a dynamic partnership for nature conservation Raise public awareness and involvement in nature conservation 	<ul style="list-style-type: none"> Obligation to ensure that LDFs put in place measures to conserve and enhance biodiversity Sites and policies must not detract from objectives and must make positive contributions towards targets 	<ul style="list-style-type: none"> Include biodiversity objectives and indicators 	Sussex Biodiversity Partnership
District	Arun District Biodiversity Action Plan	<ul style="list-style-type: none"> Undertake neither to cause or contribute to destruction or decline of habitats or species Enhance where possible native species and variation and quality habitats Work together with other organisations in the district, raise public awareness, make nature more accessible 	<ul style="list-style-type: none"> Develop policies that promote biodiversity at a local level Encourage quality habitats in publicly accessible areas 	<ul style="list-style-type: none"> Include biodiversity objectives and indicators 	ADC
International	Wild Birds Directive	<ul style="list-style-type: none"> The long term protection and conservation of all bird species naturally living in the wild 	<ul style="list-style-type: none"> Protect SPAs 	<ul style="list-style-type: none"> Address issues in objectives and indicators 	EU
National	Strategy for Sustainable Land Management in England	<ul style="list-style-type: none"> Multi-functionality, land should be managed to deliver a wide range of benefits beyond food and fibre production Sustainability, land management should reflect the principles of sustainable development Integration, land management must be integrated with rural development Subsidiarity, a framework which can reflect regional and local needs and aspirations 	<ul style="list-style-type: none"> Promote land management in conjunction with sustainability 	<ul style="list-style-type: none"> Address issues in objectives and indicators 	Countryside Agency

National	Wildlife and Countryside Act	<ul style="list-style-type: none"> Prevent loss of diversity of flora and fauna by making it illegal to intentionally damage wild plants and animals or their habitats 	<ul style="list-style-type: none"> Protect SSSIs 	<ul style="list-style-type: none"> Include indicator and objective on quality of SSSIs in district 	DEFRA
National	PPS 7 - Sustainable Development in Rural Areas	<ul style="list-style-type: none"> Raise the quality of life and the environment in rural areas Promote more sustainable patterns of development Promoting development of the English regions by improving their economic performance so that they are all able to reach their full potential Promote sustainable, diverse and adaptable agriculture sectors 	<ul style="list-style-type: none"> Development needs to be sensitive to the character and distinctiveness of the countryside Need for protection of the landscape for its intrinsic character particularly where there are no national designations No need for local designations Encourage rural enterprise and enhance rural communities 	<ul style="list-style-type: none"> Include rural indicators and objectives 	ODPM
National	PPS 9 - Biodiversity and Geological Conservation	<ul style="list-style-type: none"> Base decisions on up to date information about environmental characteristics of the area Seek to maintain, enhance or add to the biodiversity or geological conservation interest Adopt a strategic approach to the conservation and enhancement of biodiversity and geology in the location of development Where development results in unavoidable and significant adverse impacts mitigation measures must be put in place 	<ul style="list-style-type: none"> Need to identify important national and local nature conservation sites within LDFs Should include planning policies in relation to nature conservation Must consider nature conservation when looking at potential development sites 	<ul style="list-style-type: none"> Include biodiversity objectives and indicators 	ODPM
District	Parks Strategy	<ul style="list-style-type: none"> Contribute to local biodiversity through the provision of habitats and wildlife corridors, adding to the other aspects of a 'quality environment' 	<ul style="list-style-type: none"> Should include policies for the protection and provision of public open spaces 	<ul style="list-style-type: none"> Address issues of open space in objectives and indicators 	ADC
District	Tree Strategy (draft)	<ul style="list-style-type: none"> Maintain and promote the maintenance of a large area of woodland and a large number of individual trees on appropriate sites, of a range of species and a wide range of age classes in order to realise the benefits to people and biodiversity 	<ul style="list-style-type: none"> Should include policies for the protection of individual and groups of trees of significant public amenity value, and also for the planting of new trees 	<ul style="list-style-type: none"> Include indicators and objectives 	ADC
County	A Nature Conservation Strategy for West Sussex	<ul style="list-style-type: none"> Protect important nature conservation sites and areas throughout the county through appropriate land use and management policies Develop and maintain a comprehensive base of information about nature conservation Seek improvement of nature conservation resources through site management and habitat creation Help public enjoy nature conservation resources and increase public awareness and action on 	<ul style="list-style-type: none"> Promote nature conservation and appropriate land management 	<ul style="list-style-type: none"> Include nature conservation indicators and objectives 	WSCC

		<p>nature conservation issues</p> <ul style="list-style-type: none"> Promote co-operation between individuals and organisations in all sectors to make the most effective use of resources to achieve nature conservation 			
County	Rural Strategy for West Sussex	<ul style="list-style-type: none"> Sustain, conserve and enhance the environmental quality of the County, in particular the essential qualities of the landscape, coast, geology, flora, fauna and historic and cultural heritage Foster the economic and social well-being of the rural community in a manner consistent with the conservation aim and the concept of sustainable development Enable residents and visitors to enjoy and appreciate the coast and countryside in a manner consistent with, the conservation aim, the needs of agriculture and forestry and the well being of local residents 	<ul style="list-style-type: none"> Planning policies to consider sustainable development and sustainable land use for future development 	<ul style="list-style-type: none"> Include biodiversity objectives and indicators Sustainable development issue key to SA process Sustainable land use issue to be addressed 	WSCC
National	Landscape Character Assessment Guidance for England and Scotland	<ul style="list-style-type: none"> Emphasis placed on landscape character Division between the process of characterisation and the making of judgements to inform decisions The roles of objectivity and subjectivity in the process The potential for application at different scales 	<ul style="list-style-type: none"> Landscape character assessments should be undertaken 	<ul style="list-style-type: none"> Address landscape issue in objectives and indicators 	Countryside Agency
Regional	Landscape Assessment of the Sussex Downs AONB	<ul style="list-style-type: none"> Management of small woodlands Conservation and management of chalk grassland Restoration of historic parklands and management of designed landscapes to conserve and enhance their visual influence in the wider landscape Identify existing and potential views of local landscape features and design woodland clearance or planting schemes to enhance or reveal them 	<ul style="list-style-type: none"> Maintenance of traditional and distinctive landscape features Appropriate land management policies 	<ul style="list-style-type: none"> Landscape and land management issues to be addressed 	SDCB
County	West Sussex Landscape Character Assessment	<ul style="list-style-type: none"> Provide a context for the development of positive landscape policy at strategic and local levels Provide outline guidelines for landscape conservation, enhancement and restoration, and the targeting of countryside grants 	<ul style="list-style-type: none"> Maintenance of traditional and distinctive landscape features Appropriate land management policies 	<ul style="list-style-type: none"> Landscape and land management issues to be addressed 	WSCC

		<ul style="list-style-type: none"> • Conserve and enhance the landscape quality, landscape diversity and local distinctiveness of West Sussex 			
Regional	A Management Strategy for the Sussex Downs AONB	<ul style="list-style-type: none"> • Conserving natural beauty • Towards a sustainable economy • Living in the AONB • Enjoying the landscape • Partnership in practice 	<ul style="list-style-type: none"> • Planning policies required to take into account restrictions and associated characteristics of the AONB 	<ul style="list-style-type: none"> • Address issues in objectives and indicators 	SDCB
Regional	State of the Environment 2004 - South East England	<ul style="list-style-type: none"> • Improving air quality • Protecting and improving inland and coastal waters • Managing waste • Managing water resources • Managing flood risk • Limiting and adapting to climate change • Protecting and improving land quality • Maintaining and enhancing biodiversity 	<ul style="list-style-type: none"> • Most up-to-date regional data regarding environmental issues for the region should be drawn on for environmental policies 	<ul style="list-style-type: none"> • Include regional environmental indicators 	EA
<p><u>Potential Conflicts and Synergies:</u></p> <ul style="list-style-type: none"> • <i>Conflict between development in rural areas and preservation of biodiversity</i> • <i>Encouragement of rural diversification schemes and preservation of biodiversity</i> • <i>Development pressures and protection of the AONB</i> • <i>Precedence of levels of protection on land proposed for development</i> • <i>Strong national to local guidance on preservation of biodiversity</i> 					

2) AIR AND CLIMATIC FACTORS					
District	Climate Change Strategy	<ul style="list-style-type: none"> • Work with Central Government to contribute, at a local level, to the delivery of the UK Climate Change Programme • Address the causes and effects of climate change and secure maximum benefit for our communities • Publicly declare the commitment to achieve a significant reduction of greenhouse gas emissions from the Authority's operations, especially energy sourcing and use, travel and transport, waste production and disposal and the purchasing of goods and services • Encourage all sectors in the local community to take the opportunity to reduce their own greenhouse gas emissions and make public their commitment to action • Work with key providers, including Health Authorities, business and development organisations, to assess the potential effects of climate change on our communities, and to identify ways in which we can adapt • Provide opportunities for the development of renewable energy generation within our area 	<ul style="list-style-type: none"> • Climate change issue must be integral to the LDF process • Policies to encourage and promote energy efficient development and projects • Assessment of potential to deliver contribution to carbon targets • Priorities to take into account flood risk 	<ul style="list-style-type: none"> • Issue of climate change to be clearly addressed through objectives and indicators 	ADC
District	Energy Efficiency Strategy	<ul style="list-style-type: none"> • Mobile Energy Advice Centre • Compact Fluorescent Lamps • Insulation schemes • Data acquisition and management • Partnerships • Advice and information • Corporate approach 	<ul style="list-style-type: none"> • Policies to encourage and promote energy efficient development and projects 	<ul style="list-style-type: none"> • Address issue in objectives and indicators 	ADC
District	Air Quality Review and Assessment	<ul style="list-style-type: none"> • Identify those areas at a local level where national policies and measures unlikely to deliver the air quality objectives by the year 2005 • To ensure that air quality considerations are integrated into a local authority's decision making process 	<ul style="list-style-type: none"> • Planning policy must consider air quality implications of new development and impose appropriate restrictions 	<ul style="list-style-type: none"> • Include air quality objectives and indicators 	ADC
National	Air Quality Directive	<ul style="list-style-type: none"> • Define and establish standards for ambient air quality • Assess ambient air quality on the basis of common methods and criteria 	<ul style="list-style-type: none"> • Air quality issues must be built into planning policy 	<ul style="list-style-type: none"> • Include indicators and objectives on air quality 	EU

		<ul style="list-style-type: none"> Maintain ambient air quality where it is good and improve where necessary 			
National	Air Quality Strategy	<ul style="list-style-type: none"> Provide the best practicable protection to human health and the environment Reflect the practicability of the measures needed to reduce pollutants, their costs and benefits and other social and economic factors Take into account European legislation, scientific advances and increased understanding of social and economic issues 	<ul style="list-style-type: none"> Air quality issues must be built into planning policy 	<ul style="list-style-type: none"> Social and economic aspects of air quality need to be addressed 	DEFRA
International	Kyoto Protocol	<ul style="list-style-type: none"> Achieve stabilisation of greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system 	<ul style="list-style-type: none"> Assessment of potential to deliver contribution to carbon targets 	<ul style="list-style-type: none"> Will be covered within sustainability objectives 	UNFCCC
Regional	Strategy for Energy Efficiency and Renewable Energy	<ul style="list-style-type: none"> Generation of 5.5% of electricity from renewable resources by 2010 16% of electricity from renewable resources by 2026 	<ul style="list-style-type: none"> Energy efficiency issues must be built into planning policy 	<ul style="list-style-type: none"> Include objectives and indicators 	SEERA
Regional	Sussex Air Quality Strategy (draft)	<ul style="list-style-type: none"> Promote and encourage the improvement of air quality throughout Sussex Protect public health, quality of life and the environment 	<ul style="list-style-type: none"> Air quality issues must be built into planning policy 	<ul style="list-style-type: none"> Include objectives and indicators on air quality Consideration of environmental, health and economic impacts 	SAQSG
National	PPS 22 – Renewable Energy	<ul style="list-style-type: none"> Contributing to the nation's energy needs, ensuring all homes are adequately and affordably heated, and providing new sources of energy in remote areas Reduce emissions of greenhouse gases reducing the potential for the environment to be affected by climate change Reducing the nation's reliance on ever diminishing supplies of fossil fuels Creation of jobs directly related to renewable energy developments and in the development of new technologies, in rural areas enhance potential for diversification of economies 	<ul style="list-style-type: none"> Policies to address the promotion of renewable energy projects and developments 	<ul style="list-style-type: none"> Will be covered in sustainability objectives 	ODPM

Potential Conflicts and Synergies:

- *Future development and potential negative impact on air quality*
- *Rural nature of district leads to high dependency on cars and negative impacts on air quality*
- *Balance of local commitments towards air quality against national commitments and targets*
- *Renewables potential could be met through new development*
- *Positive impact for air quality if home design is considered*

3) WASTE MANAGEMENT AND CONTAMINATED LAND					
County	Waste Local Plan	<ul style="list-style-type: none"> Land use planning policy framework for the management and disposal of waste in West Sussex 	<ul style="list-style-type: none"> Plan will be taken into consideration Sites will be shown on proposals map 	<ul style="list-style-type: none"> Include waste objectives and indicators 	WSCC
County	West Sussex Municipal Waste Strategy	<ul style="list-style-type: none"> Waste awareness Household waste minimisation Maximising performance Access to services Leading by example Protecting the environment Providing facilities Supporting businesses 	<ul style="list-style-type: none"> Policies to ensure that residential and commercial development includes facilities and opportunities for sustainable waste management 	<ul style="list-style-type: none"> Development and waste facilities to be addressed 	WSCC
National	Waste Strategy 2000	<ul style="list-style-type: none"> System of co-ordinated management of waste in order to limit waste production Promotion of prevention, recycling and conversion of wastes with a view to their reuse 		<ul style="list-style-type: none"> Waste reduction issue to be addressed 	EU
Regional	Regional Waste Management Strategy	<ul style="list-style-type: none"> Waste minimisation Recycling and composting Other recovery and diversion from landfill, including the use of energy from waste, materials recovery and combined heat and power wherever possible Additional landfill capacity, minimisation over time, plus reductions in amounts of waste imported from London Self-sufficiency in terms of waste disposal Market development and advocacy Inter-regional links, especially for specialised waste disposal needs 	<ul style="list-style-type: none"> Potential for the promotion of waste reduction Potential for the promotion of alternative waste management practices 	<ul style="list-style-type: none"> Waste reduction and potential for alternative management practices to be addressed 	SEERA
District	Contaminated Land Strategy	<ul style="list-style-type: none"> Provide an improved system for the identification and remediation of land where contamination is causing unacceptable risks to human health and the wider environment 	<ul style="list-style-type: none"> Potential for remediation issue to be addressed where costs are not prohibitive Planning policies must take account of contamination for new and existing development 	<ul style="list-style-type: none"> Issue to be addressed in objectives and indicators 	ADC

Potential Conflicts and Synergies:

- *Links between new development and increased production of waste*
- *New waste technology potential within wider development*
- *Development on brownfield land constrained by land contamination*
- *Landfill requirements against land requirements for development*
- *Potential for clean-up of contaminated land through new development*

4) WATER QUALITY AND RESOURCES					
International	Water Framework Directive	<ul style="list-style-type: none"> Expanding the scope of water protection to all waters, surface waters and groundwaters 'Good ecological status' for all waters by 2015 River basin management plan approach 	<ul style="list-style-type: none"> Planning policies must protect all surface and groundwaters 	<ul style="list-style-type: none"> Water quality and quantity issues to be addressed 	EU
Local	River Arun Catchment Flood Management Plan (Inception Report)	<ul style="list-style-type: none"> Provide a high level assessment of flood risks now and 50-100 years hence and identify key flood 'hotspots' Identify opportunities and constraints within the catchment for flood alleviation policies Identify areas of uncertainty relating to existing knowledge and data Appraise the changes to the flood regime from future climate, urban land use and rural land management scenarios Incorporate the requirements of the EA national guidance on SEA Determine preferred flood risk policies, in particular for flood hotspots 	<ul style="list-style-type: none"> Flood risk issue very important, all planning policy must build flood risk issue in diverting new development away from identified flood risk areas 	<ul style="list-style-type: none"> Include objectives and indicators on flood risk 	EA
International	Nitrates Directive	<ul style="list-style-type: none"> Reduce levels of excess nitrogen in waters Code of good agricultural practice 	<ul style="list-style-type: none"> Needs to be considered more broadly in a land management context 	<ul style="list-style-type: none"> Include water quality objectives and indicators Issue of diffuse pollution 	EU
National	PPS 23 – Planning and Pollution Control	<ul style="list-style-type: none"> Consideration of potential impacts arising from development, possibly leading to health impacts, may be a material planning consideration in reference to land use Planning system has key role in locating development that may give rise to pollution and ensuring other developments are not affected by existing pollution Development can present the opportunity to deal with land contamination Contamination not restricted to brownfield land and can arise from natural sources Developers should hold pre-application discussions where pollution is likely to arise 	<ul style="list-style-type: none"> Planning policies must reflect the guidance Development control decisions are required to take guidance into account 	<ul style="list-style-type: none"> Include pollution objectives and indicators 	ODPM
National	PPG 25 - Development	<ul style="list-style-type: none"> Strengthening co-ordination between land use and development planning 	<ul style="list-style-type: none"> Planning policies should ensure that development is not located in 	<ul style="list-style-type: none"> Flooding and floodplain protection issues to be 	ODPM

	and Flood Risk	<ul style="list-style-type: none"> Operational delivery of flood and coastal defence strategy 	the floodplain	addressed	
Regional	EA Indicative Flood Risk Mapping	<ul style="list-style-type: none"> Information on fluvial and coastal flood risk, updated quarterly 	<ul style="list-style-type: none"> Flood risk maps to be taken into account and most up-to-date information considered 	<ul style="list-style-type: none"> Flooding and floodplain protection issues to be addressed 	EA
Regional	South Downs Shoreline Management Plan (draft)	<ul style="list-style-type: none"> To define in general terms the risks to people and the developed, historic and natural environment within the SMP area over the next century Identify the preferred policies for managing those risks Identify the consequences for implementing those risks Set out procedures for monitoring effectiveness of the SMP policies Inform others (such as planning) so that future land use and development of the shoreline can take due account of the risks identified within the SMP and preferred SMP policies Comply with international and national nature conservation legislation and biodiversity obligations 	<ul style="list-style-type: none"> Planning policies must take account of strategic coastal policies Location of development should be made with consideration to the SMP 	<ul style="list-style-type: none"> Coastal flooding and erosion issues to be addressed 	South Downs CG
District / Regional	Pagham to East Head Coastal Defence Strategy	<ul style="list-style-type: none"> Review the generic options described within the East Solent SMP Develop strategic coastal management policy options that are technically sound, environmentally acceptable and economically viable Develop a fully integrated five-year detailed programme of works Identify priorities and urgencies Have due regard for strategies developed within adjacent Strategy Plans Have due regard for the contents, conclusions and recommendations of higher level plans Overriding principle of sustainability 	<ul style="list-style-type: none"> Planning policies must take account of strategic coastal policies Location of development should be made with consideration to the strategy 	<ul style="list-style-type: none"> Coastal flooding and erosion issues to be addressed 	Posford Duvivier
District / Regional	Coastal Defence Strategy: River Arun to Pagham	<ul style="list-style-type: none"> To review the generic options described within the South Downs SMP in order to ensure that the most appropriate and sustainable options are identified Develop strategic coastal defence policy options that are sustainable, technically sound, 	<ul style="list-style-type: none"> Planning policies must take account of strategic coastal policies Location of development should be made with consideration to the strategy 	<ul style="list-style-type: none"> Coastal flooding and erosion issues to be addressed 	HR Wallingford

		<p>environmentally acceptable and economically viable in accordance with guidance</p> <ul style="list-style-type: none"> • Establish long-term sustainable framework for the next 50 years for the management of the coastline • Develop a fully integrated 10 year detailed programme of work for individual frontages in line with overall management framework • Identify priority and urgency scores in accordance with appraisal criteria • Ensure the strategy is related to neighbouring strategies and other high level plans 			
District / Regional	Coastal Defence Strategy Rivers Arun to Adur	<ul style="list-style-type: none"> • Manage the frontage in sympathy with natural processes • Provide appropriate coastal defences which are technically sound, economically justified and environmentally acceptable • Provide best value for money considering capital, maintenance and emergency expenditure and the risks of flood damage and erosion occurring over the lifetime of the strategy • Provide a framework which can ensure consistency of approach to the management of defences • Maximise recreational and environmental opportunities • Formulate a comprehensive management plan • Formulate a costed programme of priority works to be carried out over the next five years 	<ul style="list-style-type: none"> • Planning policies must take account of strategic coastal policies • Location of development should be made with consideration to the strategy 	<ul style="list-style-type: none"> • Coastal flooding and erosion issues to be addressed 	Scott Wilson
Regional	River Arun and Western Streams Catchment Abstraction Management Plan	<ul style="list-style-type: none"> • A shared strategy for sustainable water resources management within a catchment • Make publicly available information on water resources and licensing practice • Allow balance between the needs of abstractors, other water users and the aquatic environment • Mechanism to manage time limited licenses 	<ul style="list-style-type: none"> • Planning policies must consider the issue of sustainable water resources management 	<ul style="list-style-type: none"> • Issue to be included in objectives and indicators 	EA
Regional	Water Resources for the Future: A Strategy for the Southern Region	<ul style="list-style-type: none"> • Enough water for all human uses with an improved water environment <p>Considering:</p> <ul style="list-style-type: none"> • Planning use for water • Availability of water • Future demand for water 	<ul style="list-style-type: none"> • Planning policies must consider the issue of sustainable water resources management 	<ul style="list-style-type: none"> • Issue to be included in objectives and indicators 	EA

- | | | | | | |
|--|--|------------------|--|--|--|
| | | • Climate Change | | | |
|--|--|------------------|--|--|--|

Potential Conflicts and Synergies:

- *Demands placed on water resources through new development*
- *Pressure on floodplains and land at risk from flooding through new development proposals*
- *Promotion of agricultural activity and impacts on water quality*

Economic					
5) TOURISM					
Regional	Rural Tourism Strategy for the South East	<ul style="list-style-type: none"> Strengthen the South East brand image and marketing of rural products Increase the impact of local visitor information Improve accessibility for all visitors Improve the wide range of quality accommodation across the region Promote local produce / gastronomy and gourmet tours Make more of activity-based tourism opportunities in the region Provide more focused business support for the tourism industry Provide additional regional planning advice on rural tourism Increase the networking between rural tourism businesses Improve the impact of tourism businesses on the environment and local community 	<ul style="list-style-type: none"> Consideration of the district's rural tourism potential must be covered in the LDF 	<ul style="list-style-type: none"> Wider sustainability issues surrounding tourism to be addressed in objectives and indicators 	SEEDA/ Countryside Agency
Regional	Tourism Strategy for South East England	<ul style="list-style-type: none"> Promoting a 'must visit' region Providing an unrivalled experience for the visitor Establishing effective management and organisation 	<ul style="list-style-type: none"> Promotion of the district as a tourist destination essential for economy and to stimulate regeneration 	<ul style="list-style-type: none"> Wider sustainability issues surrounding tourism to be addressed in objectives and indicators 	Regional Tourist Board
National	Tomorrows Tourism Today	<ul style="list-style-type: none"> Work in closer partnership in marketing and planning and resourcing work to market in industry's products in a more effective and co-ordinated manner Ensuring continuous improvement in quality of tourism products Investing more in developing the right skills Helping businesses by providing more and better customer information, making it easier to book and access services Improving policy and business decisions with better data Building tourism into national and regional economic strategies and better use of scarce resources by increasing collaboration at all levels 	<ul style="list-style-type: none"> Recognition in LDF of links between culture, sport, heritage and tourism Promotion of the district as a tourism destination 	<ul style="list-style-type: none"> Wider sustainability issues surrounding tourism to be addressed in objectives and indicators 	DCMS

		<ul style="list-style-type: none"> Promoting closer collaboration between public bodies promoting tourism, culture, heritage and sport Greater recognition and support to local authorities and local organisations supporting tourism Recognise and exploit links between tourism and cultural and sporting life of this country, through unified plans 			
County	Tourism Review	<ul style="list-style-type: none"> Focus on what needs to be done at county level to manage existing visitors and to increase the economic value of visitors to the West Sussex economy 	<ul style="list-style-type: none"> Promotion of the district as a tourist destination essential for economy and to stimulate regeneration 	<ul style="list-style-type: none"> Wider sustainability issues surrounding tourism to be addressed in objectives and indicators 	WSCC
District	Arun Tourism Strategy	<ul style="list-style-type: none"> Improve the image and perceptions of Arun and raise its profile as a visitor destination area through marketing and promotion Increase the inward flow of visitor expenditure Stimulate employment opportunities and growth through developing, enhancing and promoting visitor attractions Maximise the visitor potential of the Bognor Regis regeneration programme and the Littlehampton East Bank regeneration 	<ul style="list-style-type: none"> Promotion of the district as a tourist destination essential for economy and to stimulate regeneration 	<ul style="list-style-type: none"> Wider sustainability issues surrounding tourism to be addressed in objectives and indicators 	ADC
<p><u>Potential Conflicts and Synergies:</u></p> <ul style="list-style-type: none"> Potential for economic regeneration of district through promotion of tourism 					

6) ECONOMIC DEVELOPMENT AND EMPLOYMENT					
Regional	Regional Economic Strategy 2002-2012	<ul style="list-style-type: none"> Competitive business Successful people Vibrant communities Effective infrastructure Sustainable use of natural resources 	<ul style="list-style-type: none"> Will link to, and develop DPD objectives 	<ul style="list-style-type: none"> Balance of economic growth and natural resource issue to be addressed 	SEEDA
Regional	Area Investment Framework Performance Plan	<ul style="list-style-type: none"> Improved business infrastructure Support for businesses Raising aspirations and improving skills and learning opportunities Sustainable communities Sustainable and integrated transport Prosperity and well being of towns Strengthening partnership and delivery capacity 	<ul style="list-style-type: none"> Sustainable communities Supporting local business and business infrastructure Sustainable transport 	<ul style="list-style-type: none"> Economic issues to be addressed in objectives and indicators 	
County	SRB Delivery Plans	<ul style="list-style-type: none"> Improving employment prospects, education and skills of local people Addressing social exclusion and improving opportunities for the disadvantaged Promoting sustainable regeneration, improving and protecting the environment and infrastructure, including housing Supporting and promoting growth in local businesses Reducing crime and drug abuse and improving community safety 	<ul style="list-style-type: none"> Regeneration, infrastructure and housing Supporting local business Community safety 	<ul style="list-style-type: none"> Economic issues to be addressed in objectives and indicators 	WSCP
District	Economic Development Strategy and Plan	<ul style="list-style-type: none"> Build an effective partnership Manage and monitor local economic development Secure funding Improve the local industrial infrastructure (including town centre improvements) Target economic development to areas of greatest need Promote training and upskilling Raise the district's profile (including the districts tourism profile) 	<ul style="list-style-type: none"> Town centre improvements Economic development to areas of greatest need Raising the district's profile 	<ul style="list-style-type: none"> Economic issues to be addressed in objectives and indicators 	ADC
Local	Littlehampton Harbour Strategy	<ul style="list-style-type: none"> Redevelopment of East Bank Wharves Commercial activity within the harbour Improving public access to the River Arun Recreation and Tourism 	<ul style="list-style-type: none"> Ensure the continued existence and development of the Harbour as a commercial and recreational port 	<ul style="list-style-type: none"> Not directly related to objectives and indicators Issues surrounding harbour could be 	ADC / LHB / LTC / WSCC / EA

		<ul style="list-style-type: none"> • Drainage and flood prevention • Infrastructure renewal and improvement 	<ul style="list-style-type: none"> • Improve both economically and environmentally the links between the town and the Harbour • Maintain the Harbour's infrastructure through a variety of cost-effective schemes 	addressed through SA process	
District	Bognor Regis Masterplan	<ul style="list-style-type: none"> • Creating a series of integrated character areas themed around particular activities • Strengthening the visual and physical links between the promenade and the town centre • Encouraging a better shopping experience • Improving the perceived quality of the townscape and the public realm through improvements to key building facades, streets and spaces • Creating a better balance between vehicles, pedestrians and cyclists • Providing a quality visitor experience to encourage more visitor activity and secure more investment for the tourism product • Creating a sense of arrival at the town 	<ul style="list-style-type: none"> • Informal planning guide based on Local Plan provisions • Guidance will be produced in the form of Development Briefs for some key sites in and around the town centre 	<ul style="list-style-type: none"> • Not directly related to objectives and indicators • Issues surrounding regeneration of Bognor Regis could be addressed through SA process 	ADC
Local	Littlehampton Vision	<ul style="list-style-type: none"> • Building on the towns distinctive characteristics, specifically its natural assets • Improving the vitality and vibrancy of the town centre as a place to shop, visit and enjoy • Improving access movement and security within the town • Widening the range of job opportunities • Presenting a positive image and perception to investors, visitors and local people 	<ul style="list-style-type: none"> • Regeneration of the Littlehampton area important issue to be addressed through the LDF 	<ul style="list-style-type: none"> • Not directly related to objectives and indicators • Issues surrounding regeneration of Littlehampton could be addressed through SA process 	Littlehampton Town Centre Action Group
National	Rural White Paper: Our Countryside	<ul style="list-style-type: none"> • Facilitate the development of dynamic, competitive and sustainable economies in the countryside, tackling poverty in rural areas • Maintain and stimulate communities, and secure access to services which is equitable in all the circumstances, for those who live or work in the countryside • Conserve and enhance rural landscapes and the diversity and abundance of wildlife (including the habitats on which it depends) • Increase opportunities for people to get enjoyment from the countryside. To open up 	<ul style="list-style-type: none"> • Policy should seek to find ways to accommodate change in rural areas whilst maintaining and enhancing the environment 	<ul style="list-style-type: none"> • Rural issues need to be addressed 	MAFF

		<p>public access to mountain, moor, heath and down and registered common land by the end of 2005</p> <ul style="list-style-type: none"> Promote government responsiveness to rural communities through better working together between central departments, local government and government agencies and better co-operation between non-government bodies 			
<p><u>Potential Conflicts and Synergies:</u></p> <ul style="list-style-type: none"> Competition for land between residential and employment proposals Government guidance for residential to be located on brownfield, involving re-development of employment sites Lack of adequate employment provision leading to out commuting and adverse effects on economy New employment opportunities leads to pressure on housing, particularly affordable provision Lack of employment provision locally in conflict with Government ideal of sustainable communities Pressure for new employment development on floodplains and areas at risk from flooding Need to keep district attractive to younger workers ensuring a stable and prosperous economy 					

7) COMMERCIAL AND RETAIL DEVELOPMENT					
National	PPS 6 – Town Centres and Retail Developments	<ul style="list-style-type: none"> • Sustain and enhance the vitality and viability of town centres • Focus development, especially retail, in locations where the proximity of businesses facilitates competition from which all consumers are able to benefit and maximises the opportunity to use means of transport other than the car • Maintain an efficient, competitive and innovative retail sector • Ensure the availability of a wide range of shops, employment, services and facilities to which people have easy access by a choice of means of transport 	<ul style="list-style-type: none"> • Sequential approach to site identification, developments should take place in town centres in the first instance 	<ul style="list-style-type: none"> • Town centre and retail development issues need to be addressed • Link into DC actions for indicators? 	ODPM
National	PPG 4 – Industrial and Commercial Development and Small Firms	<ul style="list-style-type: none"> • Encourage continued economic development that is compatible with environmental objectives 	<ul style="list-style-type: none"> • Development needs to balance the economic and environmental issues • Need for choice, flexibility and competition in locating employment land and realistic of the needs of businesses 	<ul style="list-style-type: none"> • Industrial and commercial development issues need to be addressed • Link into DC actions for indicators? 	ODPM
National	PPG 8 – Telecommunications	<ul style="list-style-type: none"> • Facilitate growth of new and existing telecommunications systems whilst keeping environmental impact to a minimum • Responsibility towards protection of public health 	<ul style="list-style-type: none"> • Planning policy to consider the issue 	<ul style="list-style-type: none"> • Not directly linked into SA process 	ODPM
<p><i>Potential Conflicts and Synergies:</i></p> <ul style="list-style-type: none"> • <i>Development of town centres could generate significant additional car journeys and congestion, therefore need to improve public transport links and access</i> • <i>Due to lack of retail provision residents currently leaving the district for retail needs, having a knock-on effect on the economy</i> • <i>Rural commercial and retail development can be unsustainable</i> 					

Social					
8) COMMUNITY AND WELFARE					
District	Community Strategy	<ul style="list-style-type: none"> • 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 forward looking community • A protected community • An involved community 	<ul style="list-style-type: none"> • Will link to, and develop DPD objectives 	<ul style="list-style-type: none"> • SA objectives must cover these priorities 	ADC
Local	'Our Kind of Place' – High Level Partnership Action Programme	Objectives based around four main themes: <ul style="list-style-type: none"> • Arun's children and young people • An ageing population • Liveability • Housing 	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • 	Arun LSP
County	West Sussex Community Strategy (draft)	<ul style="list-style-type: none"> • Effective use of land • Improving transport/mobility • Better skills for a better future • Health for all • Improving security 	<ul style="list-style-type: none"> • Will link to and develop DPD objectives 	<ul style="list-style-type: none"> • Will link into SA objectives 	WSSC
County	West Sussex Supporting People Programme	<ul style="list-style-type: none"> • Provide people in need in West Sussex with the housing support they need to maintain and promote their independence to live in their own homes • Maximise the independence of people in need through the provision of stable and reliable housing support services • Promote opportunities for people to move-on from supported housing schemes to more 	<ul style="list-style-type: none"> • Links through homelessness and housing needs • Housing strategy and homelessness strategy 	<ul style="list-style-type: none"> • Can address the issue through objectives and indicators 	

		<p>independent forms of housing</p> <ul style="list-style-type: none"> • Promote a wider range of housing and support service options for people in need • Ensure access to housing services is fair and equitable for all people eligible to receive support • Ensure that housing support services are reflective of the needs of people living in West Sussex • Develop and promote housing support services that reflect cultural diversity and meet the needs of the black and minority ethnic population in West Sussex • Reduce people's inappropriate dependence on expensive and institutional forms of care, such as hospital and residential care, where the provision of housing support can maintain people in their own homes • Reduce the likelihood of homelessness by supporting people in their own homes 			
District	Fuel Poverty Strategy	<ul style="list-style-type: none"> • To target available resources for improving energy efficiency in households within Arun towards those most likely to be at risk from fuel poverty • To raise awareness of the benefits of energy efficiency and ensure that all residents likely to be at risk from fuel poverty are kept informed of the financial and practical assistance available to them • To expand the range of partnerships, and continue to improve the effectiveness of existing ones, with those organisations who have an interest in improving the wellbeing of residents within the district • To raise awareness of the benefits and encourage the uptake of energy efficiency works by private landlords and tenants within Arun 	<ul style="list-style-type: none"> • Energy efficiency issues must be built into planning policy • Encouragement of energy efficient development and projects 	<ul style="list-style-type: none"> • Include objectives and indicators on energy efficiency 	ADC
District	Crime and Disorder Strategy (2002-2005)	<ul style="list-style-type: none"> • Community issues • Domestic violence • Burglary (homes) • Vehicle crime • Violent crime in a public place • Alcohol and substance misuse 	<ul style="list-style-type: none"> • Consider crime and disorder issues in developing planning policy • New developments should be designed to promote community safety 	<ul style="list-style-type: none"> • Include crime and disorder in indicators and objectives 	ADC

		<ul style="list-style-type: none"> • Young people issues • Race and hate crime 			
Regional	Care comes closer to home, a better future for hospital and community health services in Arun	<ul style="list-style-type: none"> • Modernise health and social care services for people of Arun East integrating care at home, community and hospital care • Deliver care closer to home, avoiding unnecessary admission to general hospitals and giving people the chance to be cared for and rehabilitated in their own home, thereby assisting their recovery and independence • Bring together on a local basis health and social care services to provide people with a more seamless service • Replace two small, older community hospital buildings with one larger modern building that will be fit for many years to come • Provide a much improved patient environment which will allow staff to deliver the quality of care which makes a real difference • Establish an integrated health and social care complex that brings together all outpatient and other non-patient services into a local care centre • Get the best for the local community out of the available funding while at the same time fulfilling our obligation to the whole population of the PCT (Littlehampton to Shoreham) to give all parts of the community fair access to healthcare 	<ul style="list-style-type: none"> • Community healthcare issues to be dealt with in LDF 	<ul style="list-style-type: none"> • Include health issues in objectives and indicators 	AAW PCT
Regional	Western Sussex PCT – Local Delivery Plan 2005-2008	<ul style="list-style-type: none"> • Migration from a traditional acute focused healthcare pathway to one where patients are cared for as close to home as possible • Focus on services in primary, intermediate and community care to help people stay in good health and maintain their independence and a high quality of life • Development of a range of community-based care programmes taking specialist assessment, therapies and rehabilitation into local community-settings • Use of primary and community care to support 	<ul style="list-style-type: none"> • Consider need for primary / community healthcare facilities • Adequate access to health services • Adequate facilities to enable people to maintain good health through leisure and recreation 	<ul style="list-style-type: none"> • Include health issues in objectives and indicators 	Western Sussex PCT

		<p>the model of care provided by Chichester treatment Centre</p> <ul style="list-style-type: none"> Working with other agencies to develop a clear strategy for targeting and prioritising services to reduce inequalities across the entire population of Western Sussex 			
Regional	Western Sussex PCT Strategic Service Development Plan for Primary and Community Health Facilities (2003 – 2006)	<ul style="list-style-type: none"> Respond to the increasing numbers of patients which will be seen in Primary and Community Healthcare facilities due to changes in service delivery. Provide primary care facilities which are “one stop shops” covering all primary care services. Respond to the increased need for primary health care resulting from the opening of the Chichester Treatment Centre. Ensure that standard of care is equal to or better than standard of acute healthcare 	<ul style="list-style-type: none"> Plan for the provision of new or expanded primary and community care services. 	<ul style="list-style-type: none"> Indicator on healthcare 	Western Sussex PCT
<p><u>Potential Conflicts and Synergies:</u></p> <ul style="list-style-type: none"> <i>Fear of crime and actual levels of crime</i> <i>Access to services for those in rural areas or without access to a car</i> <i>Ageing population, need to make district attractive to younger workers to boost economy</i> 					

9) HOUSING					
District	Housing Strategy (draft)	<ul style="list-style-type: none"> To meet the need for affordable housing To improve the quality and sustainability of the housing stock To tackle and reduce homelessness To meet the needs of an ageing population To ensure that key workers can access housing To ensure those who need supported housing can access it 	<ul style="list-style-type: none"> All housing issues key to LDF Affordable housing policies will be revisited 	<ul style="list-style-type: none"> Include housing indicators and objectives 	ADC
National	PPG 3 – Housing	<ul style="list-style-type: none"> Everyone to have to opportunity of a decent home Greater choice of housing Housing should not reinforce social distinctions Housing needs of all the community should be recognised Better use of previously developed land Well designed new housing and residential environments Promotion of urban renaissance Improved quality of life 	<ul style="list-style-type: none"> Housing development should be located close to other land uses to reduce the need to travel Hierarchy of locating development, indicating previously developed land to be preferential to greenfield land 	<ul style="list-style-type: none"> Will link into SA objectives 	ODPM
District	Homelessness Strategy	<ul style="list-style-type: none"> Developing a more strategic approach to tackling homelessness Strengthening the assistance available to homeless people (or those at risk of becoming homeless) Encouraging new responses to tackling homelessness Reducing the use of Bed and Breakfast accommodation for homeless families with children Sustaining the reduction in the number of people sleeping rough Ensuring the use of a decent home for all 	<ul style="list-style-type: none"> Must be considered within housing and development planning policy 	<ul style="list-style-type: none"> Will link into SA objectives 	ADC
District	Private Sector and Housing Renewal Strategy 2005-2009	<ul style="list-style-type: none"> Reduce the number of unfit, marginal fit and dwellings in poor repair Bringing empty properties back into use Improving energy efficiency of homes Increasing the number of houses in multiple occupation which are safe and have satisfactory fire precautions 	<ul style="list-style-type: none"> Must be considered within housing and development planning policy 	<ul style="list-style-type: none"> Will link into SA objectives 	ADC

		<ul style="list-style-type: none"> Assisting elderly people to maintain their homes Improve the quality available in the private rented sector Make homes of vulnerable residents safe and more secure Provide limited financial assistance to those residents who are least able to afford to work themselves and for works which contribute to achieving the Council's priorities Deliver an efficient high quality private sector housing service Take positive steps to ensure equal access to services by all members of the community and the Council's actions and policies are fair and understandable 			
County	A Strategy on Gypsies and Travellers in West Sussex	<ul style="list-style-type: none"> Approach based on site provision and an effective enforcement regime, balancing the needs of Gypsies and those of local communities Better co-ordination between the various agencies involved at county and local level 	<ul style="list-style-type: none"> Traveller issues will have to be dealt with in the LDF 	<ul style="list-style-type: none"> Uncertain how this will link into SA process, may link to the impact of individual sites 	WSSC
District	Tenants Compact	<ul style="list-style-type: none"> Actively promote an equal partnership from which all parties benefit Improve and develop local housing services Share in decision making Provide the support and information needed for everyone to take part Monitor and report on performance 	<ul style="list-style-type: none"> Will input into housing policy 	<ul style="list-style-type: none"> Will link into SA objectives 	ADC

Potential Conflicts and Synergies:

- Lack of provision of affordable homes, requirements for key workers and those on lower incomes*
- Pressure for development against sensitive areas such as nature conservation designated areas and flood risk areas*
- Consideration of the needs of travellers and the homeless*

10) CULTURE AND LEISURE					
County	Cultural Strategy	<ul style="list-style-type: none"> • Maximise the contribution culture makes to the well being of individuals and communities across the county • Improve access to cultural provision, particularly for individuals and communities who experience isolation, exclusion or deprivation • Explore and establish ways of developing lifelong active citizenship through investment in culture and cultural activity • Sustain and develop the county's cultural economy, and it's contribution to the economy of the county as a whole • Sustain and develop the county's cultural infrastructure • Promote the culture and cultural provision of the county • Ensure that all those with a responsibility for developing culture in the county work together in effective partnerships to deliver this strategy 	<ul style="list-style-type: none"> • Consider issues of facilities provision and town centres • Issue of increasing accessibility to facilities 	<ul style="list-style-type: none"> • Cultural issue to be addressed through objectives and indicators 	WSCC
District	Cultural Strategy	<ul style="list-style-type: none"> • Ensure all organisations involved in the planning of services and facilities provide balanced leisure and cultural provision for all age groups • Increase access to the districts natural resources including the quality of cycling and walking routes and for those who cannot afford to take part • Work with schools and youth groups to gauge the opinions of young people towards cultural activities • Encourage leisure activities as a means of developing healthy lifestyles • Develop a sense of community in the district • Encourage co-operation between the generations • Develop major events in each town which promote the culture of the area • Improve the vitality of the town centres 	<ul style="list-style-type: none"> • Consider issues of facilities provision and town centres • Issue of increasing accessibility to facilities 	<ul style="list-style-type: none"> • Cultural issue to be addressed through objectives and indicators 	ADC
District	Leisure Strategy	<ul style="list-style-type: none"> • Natural resources • Young people • Support and information • Events • Facilities 	<ul style="list-style-type: none"> • Consider balance between natural resources, facilities and transport in terms of policy 	<ul style="list-style-type: none"> • Include leisure indicators and objectives 	ADC

		<ul style="list-style-type: none"> • Voluntary groups and community spirit • Transport • Resources and funding 			
District	Licensing Policy	<ul style="list-style-type: none"> • Securing the safety and amenity of the residential and business community in the district • Encouraging a sustainable entertainment and cultural industry <p>Leading to objectives of:</p> <ul style="list-style-type: none"> • Prevention of crime and disorder • Public safety • Prevention of public nuisance • Protection of children from harm 	<ul style="list-style-type: none"> • Licensing policies to be included in LDF 	<ul style="list-style-type: none"> • Address wider cultural and leisure issues in objectives and indicators 	ADC
National	PPG17 – Sport and Recreation and accompanying guide	<ul style="list-style-type: none"> • Network of accessible high quality open space, sport and recreation facilities, in both rural and urban areas, which meet the needs of residents and visitors, are fit for purpose and economically and environmentally sustainable • Appropriate balance between new provision and enhancement of existing provision • Clarity and reasonable certainty for developers and land owners in relation to the requirements and expectations of Local Planning Authorities in respect of open space, sport and recreation provision 	<ul style="list-style-type: none"> • Requirement for a robust assessment of local needs in the district to inform a more locally based policy • Standards for open space and recreation provision 	<ul style="list-style-type: none"> • Issues to be included in objectives 	ODPM
National	Historic Environment: A Force for our Future	<ul style="list-style-type: none"> • Realising the educational potential of the historic environment. For all levels of education and for a variety of different subjects. • Establishing clear direction and leadership for the management of the historic environment • The inclusion and involvement of all people in the historic environment, through improved access (physical, social and through the use of new technologies) • Use of the historic environment to combat social exclusion. • Protecting and sustaining the historic environment through effective management and provision of resources. • Optimising the economic potential of the historic environment, with regard to tourism, employment and regeneration. 	<ul style="list-style-type: none"> • Relates the historic environment to wider sustainability issues, this balance should be considered 	<ul style="list-style-type: none"> • Include historic environment and wider issues in objectives and indicators 	DCMS

Regional	The Cultural Cornerstone	<ul style="list-style-type: none"> To increase social inclusion for all through cultural activities. To maintain and improve the regions practices and provision of cultural services. To improve quality of life through the improved delivery of cultural activities through informal and formal education. Raise the perception of Culture in the delivery of wider social, economic and environmental objectives Improve strategic and cultural partnership and links within the cultural sector. Maintain and increase public and private resources for cultural activities. 	<ul style="list-style-type: none"> Consider issues of facilities provision and town centres Issue of increasing accessibility to facilities 	<ul style="list-style-type: none"> Cultural issue to be addressed through objectives and indicators 	The South East Cultural Consortium
Regional	A Cultural Agenda – realising the cultural strategy of the South East	<ul style="list-style-type: none"> Promote a central role, and coherent and integrated strategies for the cultural sector in the South East. Ensure Culture plays a full role in urban and rural renaissance. Promote the role of cultural activities in securing sustainable development Work to ensure understanding of the cultural dividend by gathering and promoting evidence of the contribution culture makes to economic, social and environmental well being. Promote and develop the use of cultural activities to combat social exclusion. Strive to ensure all communities have access to good quality cultural provision. Ensure culture plays its part in education to produce a better quality of life. Understand regional cultural educational needs. Ensure region remains at cutting edge for the provision of cultural services. Promote excellence in new building Maintain and increase public and private resources in development of creative industries. Develop a relationship between region and Europe. 	<ul style="list-style-type: none"> Consider issues of facilities provision and town centres Issue of increasing accessibility to facilities 	<ul style="list-style-type: none"> Cultural issue to be addressed through objectives and indicators 	South East Cultural Consortium

Potential Conflict and Synergies:

- Threat of development and subsequent loss of facilities
- Sufficient provision that meets the needs of all of the community

- *Location of facilities and accessibility for those in rural areas or without access to a car*
- *Suitable space and provision of new facilities within or accessible to new developments*

11) DESIGN AND CONSERVATION					
Local	Village Design Statements	<ul style="list-style-type: none"> Describe the distinctive character of the village and the surrounding countryside Show how character can be identified at three levels; the landscape setting of the village, the shape of the settlement, the nature of the buildings themselves Draw up design principles based on the distinctive local character Work in partnership with the local planning authority in the context of existing planning policy and to influence future policies 	<ul style="list-style-type: none"> Identifying local need can help set out wishes for provision of housing on a local level Should complement and deliver local planning policy 	<ul style="list-style-type: none"> Could be included in objectives and indicators 	Parish Councils
National	PPG 15 – Planning and the Historic Environment	<ul style="list-style-type: none"> Identification and protection of historic buildings, conservation areas and other elements of the historic environment 	<ul style="list-style-type: none"> Development plans should set out policies for the preservation and enhancement of the historic environment 	<ul style="list-style-type: none"> Include historic environment in indicators and objectives 	ODPM
National	PPG 16 – Archaeology and Planning	<ul style="list-style-type: none"> Archaeological remains on land and how they should be preserved or recorded in both an urban setting and in the countryside Handling of archaeological remains and discoveries 	<ul style="list-style-type: none"> Plans should include policies for protection, enhancement and preservation of archaeological sites and their settings 	<ul style="list-style-type: none"> Issue should link into objectives 	ODPM
Local	Parish Plans	<ul style="list-style-type: none"> Vision of how a community wants to develop and the actions required to achieve this Can include social, economic and environmental 	<ul style="list-style-type: none"> Plans should complement and help deliver planning policy 	<ul style="list-style-type: none"> Could be included in objectives and indicators 	Parish Councils
<p><u>Potential Conflicts and Synergies:</u></p> <ul style="list-style-type: none"> <i>Protection of listed buildings and conservation areas against the provision of new development</i> <i>Inappropriate development and design affecting conservation areas and rural areas</i> <i>Government requirement for development in rural areas against the preservation of rural character</i> <i>Good development design, leading to reduction in crime and fear of crime and reduction of reliance on the car</i> 					

12) TRANSPORT AND INFRASTRUCTURE					
County	Local Transport Plan	<ul style="list-style-type: none"> Choice Safety Integration Economic performance Environmental enhancement Accessibility 	<ul style="list-style-type: none"> Should be taken into account when planning transport infrastructure 	<ul style="list-style-type: none"> New LTP has undergone SEA process LTP baseline can be applied 	WSCC
National	PPG 13 – Transport	<ul style="list-style-type: none"> Promote more sustainable transport choices for people and moving freight Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling Reduce the need to travel, particularly by car 	<ul style="list-style-type: none"> Improved access to services Reduction in need to travel 	<ul style="list-style-type: none"> Issues to be included in objectives 	ODPM
National	Government 10 year Transport Plan	<ul style="list-style-type: none"> Delivery of a safe and reliable transport system Park and ride schemes, rail enhancements and the need for sustainable travel 	<ul style="list-style-type: none"> Sustainable travel options 	<ul style="list-style-type: none"> Issues to be included in objectives 	HMSO
Regional	Regional Transport Strategy (draft)	<ul style="list-style-type: none"> To better support the local economy To facilitate travel for the socially excluded Better nationwide links Urban renaissance Reduce dominance of cars and lorries Reduce environmental impact and resource consumption of the transport system Remove the link between economic growth and transport growth Evolving regional transport system 	<ul style="list-style-type: none"> Ensuring the investment programmes of local authorities compliment and support the wider regional objectives of sustainability Development and infrastructure should facilitate these aims 	<ul style="list-style-type: none"> Broad sustainability issues to be included in objectives 	SEERA
<p><u>Potential Conflicts and Synergies:</u></p> <ul style="list-style-type: none"> New development will place increased pressure on road infrastructure and congestion unless sustainably located Rural nature of district and public transport availability leads to increased reliance on the car New development inevitably increases overall volume of traffic 					

13) DEVELOPMENT PLANS					
County	West Sussex Structure Plan	<ul style="list-style-type: none"> Meeting the diverse needs of communities and businesses Protecting the distinctive character of towns, villages, countryside and coast Protecting the environment and using natural resources and assets wisely 	<ul style="list-style-type: none"> Higher level plan thus many policies will be fed into the LDF 	<ul style="list-style-type: none"> Keys aims and objectives will influence SA process 	WSCC
District	Arun District Local Plan	<ul style="list-style-type: none"> Objectives linked to key themes of community strategy Principles of sustainability: <ul style="list-style-type: none"> Control of scale, location and form of new development, whilst ensuring that the future economic and housing needs of the district are met and addressed Ensuring that adequate infrastructure provision is secured to serve new development Encourage the protection and reduced consumption of non-renewable resources and reducing pollution levels The protection, conservation and enhancement of the natural and built environment 	<ul style="list-style-type: none"> Directly related, many policies will be transferred to the LDF 	<ul style="list-style-type: none"> Key aims and objectives will feed into SA process 	ADC
Regional	RPG 9	<ul style="list-style-type: none"> Increasing the attractiveness of urban areas, emphasis on developing previously used sites before greenfield Aiming to create a less dispersed and more sustainable pattern of development and activity Encouraging economic growth Providing sufficient housing, particularly affordable housing, for all who work and live in the Region as well as providing a better mix of sizes and types Continuing the protection of the environment, landscape and heritage and achieving better use of the region's natural resources Encouraging rural diversification and improved access to jobs and facilities Reducing the need to travel 	<ul style="list-style-type: none"> Higher level plan 	<ul style="list-style-type: none"> Keys aims and objectives will influence SA process 	SEERA
<u>Potential Conflicts and Synergies:</u> <ul style="list-style-type: none"> No conflicts, as all should be in conformity with each other 					

14) PRINCIPLES OF SUSTAINABILITY					
District	Arun's Principles of Sustainability	<ul style="list-style-type: none"> • Within its resources the Council abides by 17 principles, making decisions seeking to balance the needs of future generations against the varying demands and constraints of the present • Council undertakes to pursue opportunities to promote sustainability and have it considered as part of plan and policy development 	<ul style="list-style-type: none"> • Sustainable development at the heart of the LDF process 	<ul style="list-style-type: none"> • Issues will link into objectives 	ADC
County	West Sussex Sustainability Strategy	<ul style="list-style-type: none"> • Encourage healthy lifestyles • Care for those most in need • Minimise waste and consume less • Protect and enhance our natural and built environment, wildlife and heritage • Buy locally produced goods and make greater use of local facilities and services • Ensure everyone has access to knowledge, information and skills to enable them to make their personal contribution to society 	<ul style="list-style-type: none"> • Sustainable development at the heart of the LDF process 	<ul style="list-style-type: none"> • Issues will link into objectives 	WSSF
National	A Strategy for Sustainable Development for the UK	<ul style="list-style-type: none"> • Social progress which recognises the needs of everyone • Effective protection of the environment • Prudent use of natural resources • Maintenance of high and stable levels of economic growth and employment 	<ul style="list-style-type: none"> • Sustainable development at the heart of the LDF process 	<ul style="list-style-type: none"> • Issues will link into objectives 	HMSO
National	Securing the Future: Delivering UK Sustainable Development Strategy	<ul style="list-style-type: none"> • Living within environmental limits • Ensuring a strong, healthy and just society • Achieving a sustainable economy • Promoting good governance • Using sound science responsibly 	<ul style="list-style-type: none"> • Sustainable development at the heart of the LDF process 	<ul style="list-style-type: none"> • Issues will link into objectives 	HMSO
National	PPS 1 – Delivering Sustainable Development	<ul style="list-style-type: none"> • Planning authorities to take an approach based on integrating the four aims of sustainable development; economic development; social inclusion; environmental protection; and prudent use of resources • Positive planning to achieve sustainable development objectives and proactive management of development, rather than simply regulation and control 	<ul style="list-style-type: none"> • Objectives must be integrated into LDF 	<ul style="list-style-type: none"> • Issues will link into objectives 	ODPM

		<ul style="list-style-type: none"> Plans to set clear visions for communities and help to integrate the wide range of activities relating to development and regeneration Planning system to be transparent, accountable and accessible, and to actively promote participation and involvement 			
International	Johannes-burg Declaration on Sustainable Development	<ul style="list-style-type: none"> General commitment to sustainable development and the Rio Earth Summit principles 	<ul style="list-style-type: none"> Principles are enshrined in national guidance 	<ul style="list-style-type: none"> Principle of Sustainable Development key to process 	
Regional	Integrated Regional Framework	<ul style="list-style-type: none"> Ensure an adequate supply of affordable housing Reduce social exclusion and poverty and spread economic benefits widely Tackling growth in car traffic by reducing the need to travel, improving alternative choices for travelling around the region and better public transport Using natural resources more prudently, whilst achieving economic growth Reducing pollution and waste Enhancing the region's biodiversity Managing and mitigating the likely impacts of climate change such as increases in flooding Improving overall levels of health of people living in the region Maintaining and improving the overall quality of the environment, including biodiversity and important landscapes Adapting to the needs of an ageing population Improving educational attainment and skills levels Achieving high and stable levels of employment 	<ul style="list-style-type: none"> Sustainable development and related IRF objectives are at the heart of the LDF process Establish a shared regional vision and set of objectives which organisations can use to achieve economic development that benefits people and improves the environment 	<ul style="list-style-type: none"> Indicators will be used in baseline 	SEERA
National	PPS 12 – Local Development Frameworks	<ul style="list-style-type: none"> Flexibility Strengthening community and stakeholder involvement in the development of local communities. Front loading Sustainability appraisal Programme management Soundness 	<ul style="list-style-type: none"> Guides the LDF process and sets out all formal requirements 	<ul style="list-style-type: none"> Formal requirement for SA Sets out consultation approaches and links to LDF consultation 	ODPM

Potential Conflicts and Synergies:

- No conflicts, all should be in conformity with each other as all champion the same issue of sustainability and sustainable communities

The Sustainability Appraisal Framework

Objective	Indicator	Quantified Data	Target	Comparator	Trend	Problems / Constraints
<i>Social Progress which recognises the needs of everyone</i>						
1. Ensure that everyone has the opportunity to live in a decent and affordable home that meets their needs	Percentage of households identified as being in 'housing need'	[ADC – Planning / Housing]				
	Number of unfit homes per 1000 dwellings	[ADC – Env Health]				
	Percentage of local authority owned non-decent dwellings	2003: 8.7% [ODPM neighbourhood renewal unit]	PSA Target: By 2010 bring all social housing into decent condition		Decreasing	No data for private dwellings
	Total housing completions	[ADC – Planning]	8700 new dwellings in period 1996-2011 (Local Plan policy, new numbers will emerge up to 2016)	Completions rank the district 4 th in county	Decreasing, county trend is increasing	Different data sources available
	Percentage of total housing completions that are affordable	[ADC – Planning]	30% affordable housing on suitable development sites (Local Plan policy, new policy may emerge up to 2016)	2002-2003 delivered highest number in county	No identifiable trend	
	Average house price to earnings ratio	2003: 9.8 [Land Registry-New Earnings Survey/ W.Sussex Shared Intelligence Manager]		nd highest ratio in county; West Sussex – 8.4; South East England – 7.5		

2. Improve the health and well-being of the population and reduce health inequalities	Life expectancy at birth	2001-3: Male – 77.6 yrs; Female – 81.8 yrs <i>[W. Sussex Shared Intelligence Manager/ PCTs]</i>		Similar to West Sussex and UK average (large disparities between wards)	Male and females gradual increase between in 10 year period	
	Access to Primary Care Services	<i>[W. Sussex Shared Intelligence Manager/ PCTs]</i>				
	Achievement of 'accessible natural greenspace standards'	<i>[English Nature]</i>				
3. Reduce poverty and social exclusion	Index of Multiple Deprivation (IMD) rating	2004: District 133 rd out of 354 <i>[IMD 2004/ W.Sussex Shared Intelligence Manager]</i>		West Sussex 133/149	2000: 204/354	Not regularly updated figure; 1 = most deprived
	Proportion of the population who live in wards that rank within the most deprived 10% and 25% of wards in the country	<i>[W. Sussex Shared Intelligence Manager]</i>		Four wards in top five most deprived in West Sussex		
	Percentage of households in fuel poverty	<i>[ADC – Env Health]</i>	Eradicate fuel poverty among vulnerable households across the UK by 2016-18 (Government Target)	Significantly higher than West Sussex and England average	No updated figures available	

4. Raise educational achievement and develop the opportunities for everyone to acquire the skills to find and remain in work	Percentage of students achieving 5 GCSE passes at Grade A* to C	2003-4: 44.6% <i>[ODPM neighbourhood renewal unit/ WSCC]</i>	PSA target for Coastal Strip and Crawley	West Sussex: 53.6%	Gradually decreasing since 2001	
	Percentage of working age population with NVQ4 and above	2003-4: 20.6% <i>[www.nomisweb.co.uk]</i>		South East – 28.5%; GB – 25.2%		
	Proportion of adults with poor literacy and numeracy skills	<i>[WSCC/ Learning and Skills Council]</i>		Several wards have significantly higher percentage of population with poor literacy than UK average. District average higher than county average	No updated figures available	
5. Reduce crime and the fear of crime	Domestic burglaries per 1000 households	2003-4: 11.14 <i>[BVPI 126]</i>	2003-4: 10.65, 2004-5: 10.5 (Sussex Police Target)		Decline in performance from 2002-3	
	Violent offences committed in a public place per 1000 population	2003-4: 6.99 <i>[BVPI 127b]</i>	2003-4: 6.86			
	Reduction in the fear of crime	<i>[ADC/ CDRP Survey]</i>				

Objective	Indicator	Quantified Data	Target	Comparator	Trend	Problems / Constraints
<i>Effective protection of the environment</i>						
6. Reduce the effect of traffic and vehicle emissions on the environment and promote sustainable transport	Number of days per year when air pollution is moderate or worse	[ADC – Env Health]				Can only get regional data
	Annual average nitrogen dioxide concentration	[ADC – Env Health]	40ug/m ³ annual average background concentrations by end of 2005 (Government target)			
	Percentage of people aged 16-74 in employment who usually travel to work by: Car (driver), Car (passenger), Train, Bus, Bicycle, Foot	[WSCC]		Car – third highest rate in the county, Bicycle – highest rate in county, Foot – under the county average	Declining	Only updated on a 10 year cycle so difficult to see the influence from planning
7. Maintain and enhance biodiversity, flora and fauna	Number and area of designated sites (SSSI, AONB, SNCI, LNR, RIGS)	[ADC – Planning/ Parks and Landscapes]				
	Condition of SSSIs (percentage 'favourable', 'unfavourable but recovering')	[English Nature]				
	Areas of Public Open Space created or enhanced through	[ADC – Planning/ Parks and Landscapes]				

	s106 agreements					
	Number of planning conditions imposed for biodiversity	[ADC – Planning/ Parks and Landscapes]				
	Achievement of BAP targets	[Sussex Biodiversity Records Centre]				
8. Reduce contributions and vulnerability to climate change	Properties ‘at risk’ from flooding (as defined by the EA)	[EA]				No data currently being collected
	Number of Sustainable Urban Drainage Systems (SUDS) installed	[ADC – Planning]	No Local Plan target			No data currently being collected
9. Protect, enhance and make accessible for enjoyment the countryside and historic environment	Number of Scheduled Ancient Monuments					
	Number of: a) Conservation Areas b) Conservation Areas covered by a Conservation Area Appraisal	[ADC – Planning]				
	Number of Areas of Special Character	[ADC – Planning]				
	Number of Buildings or Structures of Character	[ADC – Planning]				
	Length of Public Rights of Way	[WSCC]				

Objective	Indicator	Quantified Data	Target	Comparator	Trend	Problems / Constraints
<i>Prudent use of natural resources</i>						
10. Reduce waste generation and disposal and achieve the sustainable management of waste	Household waste collected per head (kg)	<i>[ADC – Environmental Amenities; BVPI Indicator (84)]</i>		Below average for West Sussex and lower than national average	Improving	
	Percentage household waste recycled	<i>[ADC – Environmental Amenities/ BVPI indicator (82a)]</i>	30% of household waste to be recycled by 2005/6 (Government target)	Below average for all West Sussex authorities but above national average	Less than West Sussex average and less than 2001 (2002)	
11. Maintain and improve the water quality of the rivers and coast and achieve sustainable water resources management	Percentage of rivers with good or fair quality	<i>[EA Sussex Rivers GQA classifications]</i>	All inland waters to reach 'good' status by 2015 (EU Water Framework Directive)		No change 2001-2002	Measured between 1-3 years
	Percentage of bathing waters with excellent or good water quality	<i>[EA]</i>	97% compliance with national standards, 85% compliance with guideline standards (EA)		Improving and better than the UK average (2002)	
	Total domestic water consumption per capita (litres per day)	<i>[Water Companies]</i>		Consumption higher than UK average (East of district – 7 litres, West – 30 litres) (2002)	No updated figures available	
12. Increase energy efficiency and	Average SAP rating	2003-4: 63	2003-4: 61			

the proportion of energy generated from renewable sources	of LA owned homes (thermal efficiency)	<i>[ADC – Housing/ BVPI 63]</i>				
	Percentage electricity consumption from renewables	<i>[Utility companies]</i>	10% of UK electricity demand from renewable sources by 2010 (Government target)			
	Number of homes built to eco-home / BREEAM / other energy efficient standards	<i>[ADC –Planning]</i>				No data currently being collected in planning
13. Improve efficiency in land use through the re-use of previously developed land and existing buildings, including re-use of materials and encouragement of urban renaissance	Development on previously developed land	<i>[ADC –Planning/ BVPI Indicator (106)]</i>	Regional target of 60% (Government target)	County ranking low but above the national average in 2001/2002	Gradually increasing between the period 2001-2004	
	Empty properties	<i>[ADC – Env Health]</i>			Increase in dwellings in disrepair (1999/2000)	

Objective	Indicator	Quantified Data	Target	Comparator	Trend	Problems / Constraints
<i>Maintenance of high and stable levels of economic growth</i>						
14. Ensure high and stable levels of employment so that everyone can benefit from economic growth	Proportion of economically active people in employment	2003-4: 75.3% <i>[W. Sussex Shared Intelligence Manager/ Annual Local Area Labour Force Survey www.nomisweb.co.uk]</i>		South East: 78.9%; GB: 74.3%		
	Percentage of Job Seekers Allowance claimants of total resident working age population	2005: 1.4% <i>[source: www.nomisweb.co.uk]</i>		South East: 1.5%; GB: 2.4%		
<i>15. Sustain economic growth and competitiveness</i>						
15. Sustain economic growth and competitiveness	Total number of business registrations and deregistrations in the area	<i>[W. Sussex Shared Intelligence Manager]</i>		Favourable to West Sussex, South East and UK	De-registrations – downwards (2002), Registrations – upwards (2002)	
	Gross weekly pay for employees living in the area	2003: £425.7 <i>[New Earnings Survey /www.nomisweb.co.uk]</i>		South East: £537.4; GB: £475.8	Slight increase in line with other areas	
	Gross weekly pay for employees working in the area	2003: £394.4 <i>[New Earnings Survey /www.nomisweb.co.uk]</i>		South East: £505.4; GB: 475.8		
<i>16. Stimulate economic revival in regeneration areas</i>						
16. Stimulate economic revival in regeneration areas	Proportion of people in the most deprived areas, of working age in employment	<i>[W. Sussex Shared Intelligence Manager]</i>				
	Proportion of young	<i>[W. Sussex Shared</i>		Lower than		

	people (18-24 years) in the most deprived areas, in full-time education and employment	<i>Intelligence Manager</i>		average lowest proportion of school leavers continuing in education but comparatively high proportion going into employment with training		
17. Encourage the development of a buoyant sustainable tourism sector	Percentage of jobs in the tourism (and other relevant) sectors	<i>[ADC – Economic Regeneration]</i>				
	Number of visitors staying overnight and average level of overnight spend	<i>[ADC – Economic Regeneration]</i>				

Policy Replacement Schedule

This shows how the review of each policy in the Arun District Local Plan 2003 will be progressed. It lists each policy and explains whether the issue dealt with by that policy will be covered by a Local development Document, and whether the existing policy will be saved or replaced. If the table shows the current policy being replaced, it can be assumed to be saved until the LDD listed to replace it is adopted. Please note that all the Policies in the adopted West Sussex County Council Structure Plan 2004 will be saved up to 28th March 2007.

ADLP Policy Number	ADLP Policy Title	How issue will be dealt with in LDF
SECTION1 – GENERAL POLICIES		
Sustainability		
GEN1	Sustainability	Principle to be replaced by Core Strategy DPD. Policy to be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
Location of Development		
GEN2	Built-up Area Boundary	Principle to be replaced by Core Strategy DPD
GEN3	Protection of the Countryside	To be saved beyond 3 year period, but transferred to Core Strategy DPD
GEN4	Location and Travel Demand	To be saved beyond 3 year period, but transferred to Core Strategy DPD
Scale of Development		
GEN5	Provision of New Residential Development	Principle to be replaced by Core Strategy DPD. Detail to be replaced in Sustainable Communities DPD inc Site Allocations
GEN6	Amount of New Commercial Development	Principle to be replaced by Core Strategy DPD. Detail to be replaced in Sustainable Communities DPD inc Site Allocations
GEN7	The Form of New Development	To be saved beyond 3 year period, but transferred to Core Strategy DPD
Development and the Provision of Infrastructure		
GEN8	Development and the Provision of Infrastructure	To be saved beyond 3 year period, but transferred to Core Strategy DPD
GEN9	Foul and Surface Water Drainage	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
GEN10	Tidal Flooding and Coastal Defence	To be saved beyond 3 year period, but transferred to Core Strategy DPD
GEN11	Inland Flooding	To be saved beyond 3 year period, but transferred to Core Strategy DPD
GEN12	Parking in New Development	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
GEN13	Public Access to the Coast	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
GEN14	Public Transport	To be saved beyond 3 year period, but transferred to Core Strategy DPD
GEN15	Cycling and Walking	To be saved beyond 3 year period, but transferred to Core Strategy DPD
GEN16	Public Rights of Way	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
GEN17	Access for People with Disabilities	Delete (repeats other legislation)
GEN18	Crime Prevention	Principle to be replaced by Core Strategy DPD. Policy to be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
GEN19	Coast Protection and Sea Defence Works	Principle to be replaced by Core Strategy DPD. Policy to be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
GEN20	Provision of Public Open Space within New Development	Principle to be replaced by Core Strategy DPD. Policy to be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
Protection and Reduced Consumption of Resources		

GEN21	Renewable Energy	To be saved beyond 3 year period, but transferred to Core Strategy DPD
GEN22	Buildings or Structures of Character	Principle to be replaced by Core Strategy DPD. Policy to be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
GEN23	The Water Environment	Principle to be replaced by Core Strategy DPD
GEN24	Energy and Water Conservation	To be saved beyond 3 year period, but transferred to Core Strategy DPD To be saved beyond 3 year period, but transferred to Core Strategy DPD
GEN25	Water Resources	Principle to be replaced by Core Strategy DPD
GEN26	Water Quality	Principle to be replaced by Core Strategy DPD
GEN27	Landscape Diversity	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
GEN28	Trees and Woodlands	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
GEN29	Nature Conservation Across the District	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
GEN30	Protection of Species	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
Development and Pollution		
GEN31	Contaminated Land	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
GEN32	Noise Pollution	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
GEN33	Light Pollution	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
GEN34	Air Pollution	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
SECTION 2 – AREA POLICIES		
Built Environment		
AREA1	Areas of Special Character	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
AREA2	Conservation Areas	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
AREA3	The Setting of Arundel	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
AREA4	Historic Parks and Gardens	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
AREA5	Protection of Open Space	Principle to be replaced by Core Strategy DPD
AREA6	Allotments	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
AREA7	Public Car Parks	To be saved beyond 3 year period, but transferred to Core Strategy
AREA8	Littlehampton Harbour Strategy	Principle to be replaced by Core Strategy DPD
Rural Environment		
AREA9	Areas of Outstanding Natural Beauty	To be saved beyond 3 year period, but transferred to Core Strategy DPD
AREA10	Strategic Gaps	To be saved beyond 3 year period, but transferred to Core Strategy DPD
AREA11	Local Gaps	Principle to be replaced by Core Strategy DPD
AREA12	Agricultural Land Quality	To be saved beyond 3 year period, but transferred to Core Strategy DPD
AREA13	Sites of International Importance for Nature Conservation	To be saved beyond 3 year period, but transferred to Core Strategy DPD
AREA14	Sites of National Importance for Nature Conservation	To be saved beyond 3 year period, but transferred to Core Strategy DPD
AREA15	Sites of Local Importance for Nature Conservation	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
AREA16	Ancient Monuments and Sites of National	To be saved beyond 3 year period, but transferred to Core Strategy DPD

	Archaeological Importance	
AREA17	Sites of Archaeological Interest	To be saved beyond 3 year period, but transferred to Core Strategy DPD
AREA18	Portsmouth and Arundel Canal	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
Town Centres		
AREA19	Primary Shopping Frontages	To be saved beyond 3 year period, but transferred to Core Strategy DPD
AREA20	Arundel Shopping frontage	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
AREA21	Re-use of Redundant Floor space	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
AREA22	Loss of residential Units	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
AREA23	Littlehampton Riverside Walk	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
SECTION3 – SPECIFIC TYPES OR FORMS OF DEVELOPMENT		
Countryside Development		
DEV1	Conversion of Rural Buildings for Industrial or Business Uses	Principle to be replaced by Core Strategy DPD. Detail to be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
DEV2	Conversion of Rural Buildings for Residential Use	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
DEV3	Horticulture	Policy to be revised, and contained within Primary Development Control DPD
DEV4	Golf Courses	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
DEV5	Horse Related Development	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
DEV6	Agricultural Buildings	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
DEV7	Agricultural Workers' Dwellings	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
DEV8	Circumstances in which Additional Development may be permitted – Local Firms	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
Design and Listed Buildings		
DEV9	Demolition of Listed Buildings	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
DEV10	Alterations and Extensions to Listed Buildings	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
DEV11	Setting of Listed Buildings	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
DEV12	Protection and Reinstatement of Original Features in Listed Buildings	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
DEV13	Changes of Use of Listed Buildings	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
DEV14	Listed buildings and Enabling development	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
Transport		
DEV15	Safeguarding the Main Road Network	To be saved beyond 3 year period, but to be updated and transferred to Core Strategy DPD
DEV16	Roadside Facilities	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
Residential Development		
DEV17	Affordable Housing	Principle to be replaced by Core Strategy DPD. Detail to be replaced in Sustainable Communities DPD inc Site Allocations
DEV18	Affordable Housing Outside the Built-Up Area	Principle to be replaced by Core Strategy DPD. Detail to be replaced in Sustainable Communities DPD inc Site Allocations

DEV19	Extensions to Existing Residential Buildings	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
DEV20	Rest and Nursing Homes	To be saved beyond 3 year period, but transferred to Sustainable Communities DPD inc Site Allocations
DEV21	Accommodation Restricted to Occupation by the Elderly	To be saved beyond 3 year period, but transferred to Sustainable Communities DPD inc Site Allocations
DEV22	Relaxation of Restrictions relating to Occupation by the Elderly	To be saved beyond 3 year period, but transferred to Sustainable Communities DPD inc Site Allocations
DEV23	Conversions of Existing Buildings to Form a Number of Residential Units	Policy to be re-written and contained within Sustainable Communities DPD inc Site Allocations
DEV24	Gypsy Sites	To be saved beyond 3 year period, but transferred to Core Strategy DPD
DEV25	Travelling Showpeople	To be saved beyond 3 year period, but transferred to Core Strategy DPD
Retail Development		
DEV26	Criteria for Retail Development	To be saved beyond 3 year period, but transferred to Core Strategy DPD
DEV27	Retail Development Outside the principal Shopping Areas	To be saved beyond 3 year period, but transferred to Core Strategy DPD
DEV28	Retail Provision for Large Residential Development	To be saved beyond 3 year period, but transferred to Core Strategy DPD
DEV29	Amusement Centres	Policy to be re-written and contained within Primary Development Control Policies DPD
DEV30	Local and Village Centres	Policy to be re-written and contained within Primary Development Control Policies DPD
DEV31	Farm Shops	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
DEV32	Garden Centres	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
DEV33	Markets and Car Boot Sales	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
Tourism Development		
DEV34	Tourist Accommodation and Attractions	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
DEV35	Tourist Development Requiring a Coastal Location	Policy to be re-written and contained within Primary Development Control Policies DPD
DEV36	Change of Use of Hotel and Guesthouse Accommodation	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
DEV37	Existing Caravan Sites	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
DEV38	New Touring Caravan and Camping Sites	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
DEV39	New Touring Caravan and Camping Sites Outside the Built-up Area	Policy to be re-written and contained within Primary Development Control Policies DPD
DEV40	Caravan and Camping Sites and Flood Risk	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
Communications Development		
DEV41	Telecommunications	To be saved beyond 3 year period, but transferred to Primary Development Control Policies DPD
SECTION 4 – LAND ALLOCATIONS		
Policy SITE1	Rail Freight Development - Barnham	To be saved beyond 3 year period, but transferred to Core Strategy DPD
Policy SITE2	Bognor Regis Town Centre Regeneration	To be saved beyond 3 year period, but transferred to Core Strategy DPD
Policy SITE3	New Public Open Space Allocations	Policy to be re-written and contained within Primary Development Control Policies DPD
Policy SITE4	Roundstone, Angmering	Will not be brought forward into the LDF as it is nearing completion

Policy SITE5	Commercial Allocations	Policy will be re-written and contained within Core Strategy DPD
Policy SITE6	Land to the north of Bersted, Bognor Regis and Felpham	Policy will be re-written and contained within Core Strategy DPD with detail to be within Sustainable Communities DPD inc Site Allocations
Policy SITE7	Land at Toddington, Littlehampton	To be saved beyond 3 year period, and contained within Core Strategy DPD but with details transferred to Sustainable Communities DPD inc Site Allocations
Policy SITE8	Railway Wharf, Littlehampton	Principle to be replaced by Core Strategy DPD
Policy SITE9	West Bank, River Arun: Marina	Principle to be replaced by Core Strategy DPD
Policy SITE10	West Bank, River Arun: Boatbuilding and Repair Area	Principle to be replaced by Core Strategy DPD
Policy SITE11	West Bank, River Arun: Additional Moorings	Principle to be replaced by Core Strategy DPD

Supplementary Planning Guidance

The following table lists existing Supplementary Planning Guidance and identifies policies expanded upon by that guidance.

Title of SPG	Date adopted	Brief description	Linked to saved Local Plan Policies
Open Space and Recreation Standards	October 2000	This sets out the open space provision that developers should include in new developments as well as the issue of commuted sums	GEN 21
Areas of Special Character	October 2000 Revised document out on consultation January 2005.	This sets out areas with in the district which are considered to be of distinctive character or quality and, therefore worthy of protection through rigorous control of new development, yet do not quite comply with the criteria for designation as a Conservation area	AREA 1
Conservation Areas	October 2000	Description of the Conservation areas including information regarding the use of materials and opportunities for enhancement.	AREA2, AREA3
Parking Standards	October 2000	This sets out the parking standards for the district according to the proposed use.	GEN 12
Telecommunications	October 2000	This sets out whether permission will be granted or not.	DEV 41
Advertisements	September 2003	This sets out the issues when advertising permission is required.	GEN 7
Archaeology	September 2003	This sets out advice to applicants/owners of sites affected by archaeology.	AREA 16, AREA 17 CH11 (WSSP)
Middleton-on-Sea Village Design Statement	December 2000	The object of the design statement is not only to describe the area but also to identify what the residents value and seek to preserve.	GEN7 (Paragraph 1.41)
The Provision of Service Infrastructure Related to New Development in West Sussex – Part 1	Adopted by West Sussex County Council March 1999	SPG relating to saved policy DEV3 of the adopted County Structure Plan 2004	GEN8 DEV3 (West Sussex Structure Plan 2001-2016)

SUMMARY OF PLANNING APPEAL DECISIONS 2005-06

New Dwellings

Decision Date: 04/04/2005 **Inspector:** Robert Mellor BSc DipTP DipDesBEnv DMS MRICS **Application No:** AL/0062/04
MRTPI

Site Location: Land rear of The Oaks, Hook Lane, Aldingbourne, West Sussex PO20 3TE **Appeal Ref:** APP/C3810/A/04/1159963

Proposal: The development proposed is the erection of a single dwelling. **Decision:** **Dismissed**

Local Plan Policies: GEN3

Structure Plan Policies: LOC1, LOC2

Notes: Main issues are: what effect the development would have upon the character and appearance of the countryside; and whether the development would conform with sustainable development objectives in respect of the use of land and the length and means of travel to jobs, services and facilities.

There is no demonstrable need for this development to be in the countryside. The site lies outside the built-up area and because the development would intrude into the openness of its rural surroundings, the proposal would harm the character and appearance of the countryside. Whilst the proposed development would generally accord with sustainable development objective, these considerations do not outweigh the identified harm to the character and appearance of the countryside.

Decision Date: 26/04/2005 **Inspector:** Olivia Spencer BA BSc DipArch RIBA **Application No:** BR/0253/04/L

Site Location: Land adjacent to The Royal Norfolk Hotel, The Esplanade, Bognor Regis, PO21 1SZ **Appeal Ref:** APP/C3810/A/04/1162479

Proposal: The works proposed are a residential development of 22no. dwellings (including 7no. refurbished units). The development includes refurbishment of existing outbuildings and the demolition of existing stable buildings. **Decision:** **Allowed**

Local Plan Policies: GEN7, GEN8, AREA2, DEV11, DEV10

Structure Plan Policies: LOC1, CH1, DEV1, CH4, CH5, DEV3

Notes: Main issue is the effect of the proposed development on the setting of The Royal Norfolk Hotel, which is listed grade II, and on the character and appearance of West Street which lies within The Steyne and Waterloo Square Conservation Area. Because of both its scale and design, the proposed West Street terrace would detrimentally affect both the open setting of the Royal Norfolk Hotel and the character and appearance of West Street. However, this development would not require listed building consent. The proposed refurbishment and partial redevelopment of a courtyard of ancillary buildings would preserve the architectural and historic interest of the Hotel. Listed Building consent is therefore allowed, subject to 2 conditions.

Decision Date: 26/04/2005 **Inspector:** Olivia Spencer BA BSc DipArch RIBA **Application No:** BR/0254/04

Site Location: Land adjacent to The Royal Norfolk Hotel, The Esplanade, Bognor Regis, PO21 1SZ **Appeal Ref:** APP/C3810/A/04/1162337

Proposal: The development proposed is a residential development of 22no. dwellings (including 7no. refurbished units). **Decision:** **Dismissed**

Local Plan Policies: GEN7, GEN8, AREA2, DEV11, DEV10

Structure Plan Policies: LOC1, CH1, DEV1, CH4, CH5, DEV3

Notes: Main issue is the effect of the proposed development on the setting of The Royal Norfolk Hotel, which is listed grade II, and on the character and appearance of West Street which lies within The Steyne and Waterloo Square Conservation Area. Because of both its scale and design, the proposed West Street terrace would detrimentally affect both the open setting of the Royal Norfolk Hotel and the character and appearance of West Street. The proposed refurbishment and partial redevelopment of a courtyard of ancillary buildings would preserve the architectural and historic interest of the Hotel, but this would not be sufficient to outweigh the harm that would arise from development of the West Street terrace. The proposed development as a whole would fail to preserve the setting of The Royal Norfolk Hotel and the character and appearance of The Steyne and Waterloo Square Conservation Area, contrary to above policies.

Decision Date: 28/04/2005 **Inspector:** J O Head BSc(Econ) DipTP MRTPI **Application No:** AW/0120/04

Site Location: Garden of 33 Queensfields West, Bognor Regis, West Sussex, PO21 5SG **Appeal Ref:** APP/C3810/A/04/1165893

Proposal: The development proposed is a two-storey, detached, 3-bedroom house in the grounds of 33 Queensfields West. **Decision:** **Dismissed**

Local Plan Policies: GEN7

Structure Plan Policies: LOC1, DEV1

Notes: Main issue is the impact on the character and appearance of the surrounding residential area.

The awkward shape of the site and the constraints on the siting of the house would result in a development that would appear incongruous in the street scene in Queensfields West and Merton Close and would be uncharacteristic of the layout and space standards in the surrounding open-plan estate, in conflict with above policies. Concludes that the proposed development would have a harmful impact on the character and appearance of the surrounding residential area and is, accordingly,

Decision Date: 05/05/2005 **Inspector:** J O Head BSc(Econ) DipTP MRTPI **Application No:** AW/0013/04
Site Location: 78 The Drive, Aldwick, Bognor Regis, West Sussex PO21 4DS **Appeal Ref:** APP/C3810/A/04/1151661
Proposal: The development proposed is an outline application for one 4-bedroom house with double garage. **Decision:** **Allowed**
Local Plan Policies: GEN7, AREA1 **Structure Plan Policies:** CH1
Notes: Main issue is the impact on the character and appearance of the surrounding area.
 Subject to appropriate and sympathetic design and siting, and to any additional landscaping and tree planting that may be necessary, a 4-bedroom detached house, with garage, could be accommodated at the appeal site without harm to the setting of the existing house at No 78 or to the open, spacious and leafy character of this part of the Craigweil Private Estate. The special character of the estate would be maintained and the proposal would present an opportunity for the erection of a well-designed building that could improve the architectural distinction of this part of The Drive. There would, accordingly, be no conflict with policy for the Area of Special Character or with the general aims and requirements of development plan policy. Concludes that the proposed development would preserve the character and appearance of the surrounding area and is,

Decision Date: 10/05/2005 **Inspector:** Sue Turner RIBA MRTPI IHBC **Application No:** A/0084/04
Site Location: Land at and west of 24 Water Lane and rear of 6 Lansdowne Road, **Appeal Ref:** APP/C3810/A/04/1169834
Proposal: The development proposed is the erection of two dwellings. **Decision:** **Allowed**
Local Plan Policies: GEN7 **Structure Plan Policies:** G1, DEV1
Notes: Main issue is the effect on the character and appearance of the surrounding area.
 The design and layout of the proposed development would be in keeping with the character of the surrounding area and would improve the appearance of the adjacent walkway. Furthermore, it would enhance the views into and out of the adjacent conservation area, consistent with policies G1 and GEN7. Appeal allowed subject to 9 conditions.

Decision Date: 11/05/2005 **Inspector:** Lynne Evans BA MA MRTPI MRICS **Application No:** FG/0148/04
Site Location: 2 Beehive Lave, Ferring, West Sussex, BN12 5NL **Appeal Ref:** APP/C3810/A/04/1173886
Proposal: The development proposed is demolition of bungalow and erection of 2 no. chalet bungalows. **Decision:** **Dismissed**
Local Plan Policies: GEN7 **Structure Plan Policies:** LOC1, DEV1
Notes: Main issues are: a) Effect on the appearance and character of the local area, and b) Effect on the living conditions of adjoining residents, with particular regard to overlooking and over dominance.
 Whilst the proposed development would respect the appearance and character of the local area, it would give rise to overlooking and loss of privacy to adjoining residents in Ocean Drive, particularly when in their gardens. The proposed development would therefore harm the living conditions of adjoining residents, including in respect of over dominance, loss of light and overlooking, contrary to policy GEN7.

Decision Date: 17/05/2005 **Inspector:** Sue Turner RIBA MRTPI IHBC **Application No:** Y/0035/04
Site Location: Land to the south of Church House, Church Lane, Yapton, BN18 0EM **Appeal Ref:** APP/C3810/A/04/1163372
Proposal: The development proposed is residential development to provide two detached houses. **Decision:** **Dismissed**
Local Plan Policies: GEN7, DEV10, AREA2 **Structure Plan Policies:** B3
Notes: The main issue is the effect of the proposal on the character and appearance of Church Lane Conservation Area and the setting of Church House.
 The proposed dwellings would be large, detached houses on modest plots, which would appear cramped and out of keeping with the spacious character of existing development in the Conservation Area. By introducing built development into this open area the proposed development would also harm the setting of the listed building. Whilst it is recognised that the site is bounded by trees and hedges, and that the design complements the appearance of existing buildings in the conservation area, these factors do not outweigh the harm that would be caused to the character and appearance of the conservation area and the setting of the listed building.

Decision Date: 02/06/2005 **Inspector:** Lynne Evans BA MA MRTPI MRICS **Application No:** A/0095/04
Site Location: 22 East Drive, Angmering, West Sussex, BN16 4JH **Appeal Ref:** APP/C3810/A/04/1164890
Proposal: The development proposed is demolition of chalet bungalow and erection of two detached 3 bedroom houses. **Decision:** **Dismissed**
Local Plan Policies: GEN3, GEN7 **Structure Plan Policies:**
Notes: Main issues are: a) The effect on the living conditions of adjoining residents at No. 24 East Drive, with particular regard to over dominance, and b) The effect of the proposal on the appearance and character of the local area.
 The scale of the development in close proximity to the boundary with No. 24 would be over bearing for the occupants of No. 24, particularly for the first floor bedroom with a window in the front elevation facing directly towards the appeal site. It would therefore adversely affect the living conditions of the adjoining property at No. 24, in conflict with policy GEN7.
 The local area is generally characterised by well spaced dwellings on good sized plots. The proposed sub division of the plot and the proposed erection of two properties would intensify the pattern of development and adversely affect the appearance and character of the local area in conflict with policies GEN3 and GEN7.

Decision Date: 02/06/2005 **Inspector:** Lynne Evans BA MA MRTPI MRICS **Application No:** EP/127/04/
Site Location: Well House, Seafield Road, East Preston, West Sussex, BN16 1NA **Appeal Ref:** APP/C3810/A/04/1167768
Proposal: The development proposed is 1 house & garage & 1 garage to replace demolished. **Decision:** **Dismissed**
Local Plan Policies: AREA1, GEN7 **Structure Plan Policies:** LOC1, DEV1
Notes: Main issues are a) The effect of the proposed development on the appearance and character of the local area, and b) The effect of the proposal on the living conditions of surrounding residents, with particular regard to over dominance, overlooking and loss of light.
There would be limited space between the proposal and existing properties on either side and the proposal would therefore appear cramped within its plot and detract from the character and appearance of well-spaced properties in the local area. A new dwelling in this location would be overbearing for the residents of both adjoining properties, and lead to a loss of light along the western side of Crinnis. The proposal would also exacerbate the overlooking situation. The proposal would therefore adversely affect the living conditions of adjoining residents, with particular regard to over dominance, loss of light and

Decision Date: 10/06/2005 **Inspector:** J M Trask BSc(Hons) CEng MICE **Application No:** FP/0120/04
Site Location: Rudwicks, Rudwicks Close, Summerly, Bognor Regis, West Sussex, PO22 **Appeal Ref:** APP/C3810/A/04/1162160
Proposal: The development proposed is the demolition of one dwelling and the erection of two number two storey dwellings. **Decision:** **Allowed**
Local Plan Policies: GEN7 **Structure Plan Policies:** G1, DEV1
Notes: The main issue is the effect of the proposed development on the character and appearance of the area.
Although the proposed plots would be smaller than most others in the area, the character and appearance of the area is sufficiently varied to be able to accommodate the proposal. Furthermore, the site is large enough for the final design to ensure there would be adequate garden space and space around the buildings. The proposed development would not appear cramped or overdeveloped or significantly undermine the openness of the area. Overall it would not be detrimental to the varied and open character and appearance of the area and would not conflict with above policies, hence allowed subject to

Decision Date: 13/06/2005 **Inspector:** John Chase MCD DipARCH RIBA MRTPI **Application No:** BN/0031/04
Site Location: Church Farm, Hill Lane, Barnham, PO22 0BN **Appeal Ref:** APP/C3810/A/04/1165489
Proposal: The development proposed is elevational alterations and repositioning of replacement house (re-submission following consent no. BN/37/03). **Decision:** **Dismissed**
Local Plan Policies: GEN 3, AREA2 **Structure Plan Policies:** -
Notes: The main issues are firstly, the effect of the proposed house on the character and appearance of the adjoining countryside: and secondly, whether the proposed house would preserve or enhance the character or appearance of the Church Lane, Barnham Conservation Area.
The consented house would move the development away from the settlement and close to the more open countryside, which is not acceptable in terms of policy GEN3. Whilst the proposed house would preserve the character and appearance of the conservation area, it would have a detrimental effect on the character and appearance of the countryside, hence appeal

Decision Date: 13/06/2005 **Inspector:** John Chase MCD DipARCH RIBA MRTPI **Application No:** P/0080/04
Site Location: 40 Harbour Road, Pagham, West Sussex, PO21 4TE **Appeal Ref:** APP/C3810/A/04/1166774
Proposal: The development proposed is the demolition of an existing single storey bungalow, garage, workshop and outhouses and the erection of one single storey bungalow. **Decision:** **Dismissed**
Local Plan Policies: GEN7, AREA1 **Structure Plan Policies:** -
Notes: The main issues are firstly, the effect of the proposed bungalow on the character and appearance of the locality; and effect of the proposed bungalow on the living conditions of the occupiers of adjoining property with particular reference to outlook and shadowing.
The main detrimental feature is the length of the building at the front of the site. This does not meet the requirements of policies GEN7 and AREA1 and the proposed bungalow would therefore be detrimental to the character and appearance of the locality. It would also have a detrimental effect on the living conditions of the adjoining property, with particular reference to a loss of outlook and overshadowing.

Decision Date: 15/06/2005 **Inspector:** Andrew D Kirby RD* MA FRTPI FRSA **Application No:** FN/0051/04
Site Location: Plot adjacent to 4 Cross Lane, Findon, Worthing, BN14 0UQ **Appeal Ref:** APP/C3810/A/05/1163580
Proposal: The development proposed is the erection of a detached two bedroom cottage. **Decision:** **Dismissed**
Local Plan Policies: - **Structure Plan Policies:** -
Notes: The main issue are whether unacceptable harm would result in terms of amenity of nearby residents or the impact on the street scene.
Proposed dwelling would appear as a somewhat incongruous wide and squat bungalow with no apparent justification or reference to nearby buildings. It would be unacceptably harmful to the character and appearance of the street scene. The dwelling would have an adverse impact on the outlook from 3 Tudor Close. The proposal conflicts with the development plan and there are no material considerations to justify planning permission.

Decision Date: 30/06/2005 **Inspector:** J O Head BSc(Econ) DipTP MRTPI **Application No:** FG/0129/04
Site Location: Land to the rear of 5 West Drive, Ferring, Worthing, West Sussex, BN12 **Appeal Ref:** APP/C3810/A/05/1174660
Proposal: The development proposed is a 5-bedroom detached bungalow with accommodation in the roof space and a double garage. **Decision:** **Dismissed**

Local Plan Policies: GEN7

Structure Plan Policies: LOC1, NE2, DEV1

Notes: The main issues are the impact of the proposed development on the character and appearance of the locality, and its impact on the living conditions of the occupiers of adjoining properties, with particular reference to visual impact and privacy. Because of its height, bulk, design and siting, the proposed development would have insufficient regard to the local context and the characteristics of the site and its surroundings and would cause unacceptable harm to the character and appearance of the locality. The adverse impact of the proposed development on the occupiers of No 26 The Poplars and Nos 5 & 7 West Drive would be contrary to policies DEV1 and GEN7. The proposal would have an unacceptably harmful impact on the living conditions of the occupiers of the adjoining properties.

Decision Date: 05/07/2005 **Inspector:** J O Head BSc(Econ) DipTP MRTPI **Application No:** FN/0025/04
Site Location: Rear of 47 & 49 High Street, Findon, West Sussex, BN14 0SE **Appeal Ref:** APP/C3810/A/04/1157130
Proposal: The development proposed is a bungalow with access onto Steep Close. **Decision:** **Allowed**

Local Plan Policies: GEN7

Structure Plan Policies: NE2, DEV1, CH2, LOC1

Notes: The main issues are the impact of the proposed development on the street scene and the character and appearance of the locality, and its impact on the living conditions of the occupiers of No 2 Steep Close, with particular reference to visual intrusion.

The proposed development would maintain local distinctiveness and would represent an appropriate response to the characteristics of the site and area. It would comply with the requirements of development plan policy and would cause no harm to the street scene or the character and appearance of the locality. It would not be unduly cramped or un-neighbourly, and the natural beauty of the landscape of the AONB would be unaffected. The proposal would make more efficient use of land and would make a small but useful contribution to the mix of dwelling sizes available in the area. The proposal is therefore

Decision Date: 19/07/2005 **Inspector:** Paul K Jackson BArch(Hons) RIBA **Application No:** LU/0209/04
Site Location: 17 Elm Grove Road, Littlehampton, West Sussex, BN17 6AA **Appeal Ref:** APP/C3810/A/04/1157823
Proposal: The development proposed is a two bedroom bungalow with off-street parking. **Decision:** **Dismissed**

Local Plan Policies: GEN7

Structure Plan Policies: DEV1, LOC1

Notes: Appeal A: The main issues are firstly, the effect of the proposed development on the character and appearance of the area; secondly, the effect on the living conditions of adjacent occupiers and existing and future residents, in terms of general amenity, visual intrusion and privacy; and thirdly the effect on parking in the locality. The impact of the proposal would be of cramped overdevelopment that would seriously detract from the character and appearance of the area. The proximity of the boundary and the dwelling beyond would be overbearing to the occupants of No 17 Elm Grove Road when using the kitchen and bedroom and the rear garden space. There would be an increased level of domestic activity that would enhance that perception. Whilst the effect on parking would not be unacceptable, the impact of the proposal on the character and appearance of the area and on the living conditions of nearby occupiers would seriously conflict with the above policies, hence appeal dismissed.

Decision Date: 19/07/2005 **Inspector:** Paul K Jackson BArch(Hons) RIBA **Application No:** LU/0337/04
Site Location: 17 Elm Grove Road, Littlehampton, West Sussex, BN17 6AA **Appeal Ref:** APP/C3810/A/04/1170633
Proposal: The development proposed is a two bedroom bungalow with off-street parking. **Decision:** **Dismissed**

Local Plan Policies: GEN7

Structure Plan Policies: DEV1, LOC1

Notes: Appeal B: The main issues are firstly, the effect of the proposed development on the character and appearance of the area; secondly, the effect on the living conditions of adjacent occupiers and existing and future residents, in terms of general amenity, visual intrusion and privacy; and thirdly the effect on parking in the locality. The impact of the proposal would be of cramped overdevelopment that would seriously detract from the character and appearance of the area. The proximity of the boundary and the dwelling beyond would be overbearing to the occupants of No 17 Elm Grove Road when using the kitchen and bedroom and the rear garden space. There would be an increased level of domestic activity that would enhance that perception. Whilst the effect on parking would not be unacceptable, the impact of the proposal on the character and appearance of the area and on the living conditions of nearby occupiers would seriously conflict with the above policies, hence appeal dismissed.

Decision Date: 22/07/2005 **Inspector:** David Harmston FRICS DipTP MRTPI **Application No:** FP/0231/04
Site Location: Land Adjoining 18 The Grove, Felpham, West Sussex **Appeal Ref:** APP/C3810/A/05/1178113
Proposal: The development proposed is an outline application for the erection of one detached, three-bedroom house, using an existing access to the highway. **Decision:** **Dismissed**

Local Plan Policies: GEN7

Structure Plan Policies: -

Notes: The main issue relates to whether the site is capable of siting a new 3 bedroom dwelling. The proposed development would appear cramped and out of character on this small site, materially harmful to the visual amenities of the area and unneighbourly. As a dwelling inserted into a small pocket of open land with existing dwellings and gardens close by on all sides, the living conditions of those residents would be harmed by the loss of privacy and the general intrusiveness of the proposed dwelling, contrary to policy GEN7. Hence appeal dismissed.

Decision Date: 28/07/2005 **Inspector:** Lynne Evans BA MA MRTPI MRICS **Application No:** EP/0153/04
Site Location: Land to east of No.1 The Way, East Preston, West Sussex, BN16 1QJ **Appeal Ref:** APP/C3810/A/05/1174603
Proposal: The development proposed is outline application for single storey detached dwelling. **Decision:** **Dismissed**
Local Plan Policies: GEN7 Structure Plan Policies: DEV1
Notes: Main issue is the effect of the proposal on the appearance and character of the local area.
The proposed size of both the plot and the dwelling would be noticeably smaller than surrounding plot sizes and dwellings. The narrow width of the plot would result in the proposal appearing to be squeezed in between two adjoining properties and it would, therefore, appear cramped within its plot. This would detract from the more spacious appearance and character of the surrounding area, and conflict with policies GEN7 and DEV1.

Decision Date: 02/09/2005 **Inspector:** Edward Hitchings BSc MRICS MRTPI **Application No:** BN/0059/04
Site Location: Cottage Piggeries, Church Lane, Barnham, West Sussex, PO22 0DB **Appeal Ref:** APP/C3810/A/05/1181297
Proposal: The development proposed is 2no. Five-bedroom houses with integral garages and access to Church Lane **Decision:** **Dismissed**
Local Plan Policies: GEN3 Structure Plan Policies: LOC2
Notes: The main issues are whether there are consideration justifying an exception to policies that preclude inessential development in the countryside, and the effect on the living conditions of the occupiers of Sandon, particularly in relation to privacy, noise and disturbance.
The proposed dwellings would create a more formal suburban appearance that would undermine the predominantly rural character of the lane. Although the living conditions of the occupiers on Sandon would be safeguarded, there are no considerations sufficient to justify an exception to the above policies that preclude development in the countryside, except where such a location is essential.

Decision Date: 07/09/2005 **Inspector:** Joanna C Reid BA(Hons) BArch(Hons) RIBA **Application No:** BR/0021/05
Site Location: Land adjacent to 126 Chichester Road, Bognor Regis, West Sussex, PO21 **Appeal Ref:** APP/C3810/A/05/1182118
Proposal: The development proposed is an outline application for a single detached dwelling. **Decision:** **Allowed**
Local Plan Policies: GEN7 Structure Plan Policies: DEV1, LOC1
Notes: The main issues are firstly, the effect that the proposal would have on the street scene and on the character and appearance of the area: and secondly, the effect that the proposal would have the living conditions of the neighbouring occupiers, with particular reference to privacy and overshadowing.
The area of the appeal site is not dissimilar to other plots in the area and the proposal would not cause loss of any trees worthy of protection. The dwelling could be designed to harmonise with the street scene and respect the local context. Therefore the proposal would not harm the street scene or the character and appearance of the area. With no windows to habitable rooms in its side elevations there would be no harmful overlooking of the neighbouring and nearby dwellings and their gardens in Chichester Road. Due to the orientation of the site, there would be no harmful overshadowing of neighbouring dwellings or their gardens. Furthermore, the dwelling would broadly conform to the existing pattern of development. The proposal would not therefore harm the living conditions of the neighbouring occupiers, with particular regard to privacy and overshadowing. Appeal allowed, subject to nine conditions.

Decision Date: 30/09/2005 **Inspector:** Ray Yorke BA DipTP MRTPI MRICS **Application No:** BR/0002/05
Site Location: Land to the rear of 178/180 Hawthorn Road, Bognor Regis, West Sussex, PO21 2UY **Appeal Ref:** APP/C3810/A/05/1183388
Proposal: The development proposed is the erection of 2x2-bed detached bungalows with ancillary carport building. **Decision:** **Allowed**
Local Plan Policies: GEN2, GEN7, GEN12 Structure Plan Policies: CH1, DEV1, LOC1, ERA1
Notes: The main issues in this case are (a) the effect of the proposal on the character and appearance of the area: and (b) the effect of the proposal on the living conditions of the occupiers of neighbouring properties with particular regard to daylight and sunlight, privacy and overlooking and noise and disturbance.
The proposal is for two bungalows whereas most properties in the immediate area are two-storey buildings but, bearing in mind the backland nature of the site and the existing permission for one bungalow, the proposal would not be out of keeping with the area. Therefore it would not have a significantly adverse effect on the character and appearance of the area and would comply with above policies. Proposed bungalows would be sited a sufficient distance from 176 and 182 Hawthorn Road and traffic to the rear of 178 and 180 Hawthorn Road would not be significantly greater than for the permitted single bungalow. The proposal would therefore not significantly adversely affect the living conditions of neighbouring residents with regard to privacy and overlooking, daylight and sunlight, and noise and disturbance. Appeal allowed, subject to five conditions.

