



# Public Document Pack

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Committee Manager Andrew Bishop (ext. 37984)

21 May 2021

## PLANNING POLICY COMMITTEE

A meeting of the Planning Policy Committee will be held **virtually via Zoom** on **Tuesday 1 June 2021 at 6.00 pm** and you are requested to attend.

Members: Councillors Bower (Chair), Hughes (Vice-Chair), Chapman, Charles, Coster, Elkins, Goodheart, Jones, Lury, Thurston and Yeates

**PLEASE NOTE:** *This meeting will be a 'virtual meeting' and any member of the press and public may listen-in and view the proceedings via a weblink which will be publicised on the Council website at least **24 hours** before the meeting.*

*This meeting is held in accordance with the resolution of Extraordinary Council on 12 May 2021 [minute 551] which continues Section 5 Part 5 of the Constitution (The Virtual Meeting Procedure Rules) and declares the use of Council powers, under Section 111 of the Local Government Act 1972, and the general power of competence under Section 1 of the Localism Act 2011, for making advisory decisions, as appropriate.*

*This Council's revised Rules of Procedures for 'virtual meetings' can be found by clicking on this link: <https://www.arun.gov.uk/constitution>*

*Any members of the public wishing to address the Committee meeting during Public Question Time, will need to email [committees@arun.gov.uk](mailto:committees@arun.gov.uk) by 5.15 pm on **Friday 21 May 2021** in line with current Procedure Rules. It will be at the Chief Executive's/Chair's discretion if any questions received after this deadline are considered.*

*For further information on the items to be discussed, please contact: [committees@arun.gov.uk](mailto:committees@arun.gov.uk)*

## AGENDA

1. APOLOGIES

2. DECLARATIONS OF INTEREST

Members and Officers are invited to make any declaration of pecuniary, personal and/or prejudicial interests that they may have in relation to items on this agenda, and are reminded that they should re-declare their interest before consideration of the items or as soon as the interest becomes apparent.

Members and Officers should make their declaration by stating:

- a) the item they have the interest in
- b) whether it is a pecuniary/personal interest and/or prejudicial interest
- c) the nature of the interest

3. ITEMS NOT ON THE AGENDA THAT THE CHAIR OF THE MEETING IS OF THE OPINION SHOULD BE CONSIDERED AS A MATTER OF URGENCY BY REASON OF SPECIAL CIRCUMSTANCES

4. PUBLIC QUESTION TIME

To receive questions from the public (for a period of up to 15 minutes).

5. START TIMES

The Committee is required to agree its start times for the year 2021/22.

6. COMMITTEE TERMS OF REFERENCE

(Pages 1 - 8)

This report asks the Planning Policy Committee to note its Terms of Reference as given by Full Council and to make any suggestions to the Constitution Working Party for clarifying these Terms of Reference and to make, by exception, delegations to Officers under matters reserved.

7. ARUN LOCAL PLAN UPDATE - ACTIVE TRAVEL STUDY

(Pages 9 - 16)

This report provides Members with an update on the Arun Active Travel Study (Phase 1) evidence base study outputs and is for noting.

8. ARUN LOCAL PLAN UPDATE - EVIDENCE BASE (Pages 17 - 20)

This report updates Members on the current and pending evidence studies being progressed to inform the update of the Arun Local Plan 2018 and is for noting.

9. ARUN LOCAL PLAN UPDATE - CREATING HEALTHY PLACES - A PUBLIC HEALTH AND SUSTAINABILITY FRAMEWORK FOR WEST SUSSEX (Pages 21 - 30)

This report seeks agreement for the framework document 'Creating Healthy & Sustainable Places' published by West Sussex County Council and Public Health England to be a material consideration for Development Management decisions in the Arun local planning authority area, in accordance with policies HWB SP1, OSR DM1 and D DM1 of the adopted Arun Local Plan (2018).

10. ARUN LOCAL PLAN UPDATE - DEVELOPMENT MANAGEMENT POLICIES (Pages 31 - 40)

This report seeks agreement for the schedule of reviewed Development Management policies for the purpose of engagement and consultation in order to update the climate change policies and standards being a priority for this Council. The report outlines which existing policies do not need updating, which policies need updating and why and which new topic areas are likely to result in new policies.

11. FUNDING TO REVIEW/UPDATE - MADE NEIGHBOURHOOD DEVELOPMENT PLAN (Pages 41 - 44)

This report seeks approval for funding to support new or updated Neighbourhood Development Plans and provide greater certainty on the Council's commitment to this agreed approach.

12. DELIVERY OF WEST BANK STRATEGIC ALLOCATION (Pages 45 - 50)

This report seeks approval for an approach to facilitating the delivery of the West Bank strategic allocation in the Local Plan.

**OUTSIDE BODIES - FEEDBACK FROM MEETINGS**

None.

13. WORK PROGRAMME (Pages 51 - 52)

The Committee is requested to approve its Work Programme for 2021/22.

Note : If Members have any detailed questions, they are reminded that they need to inform the Chair and relevant Director in advance of the meeting.

Note : Filming, Photography and Recording at Council Meetings – The District Council supports the principles of openness and transparency in its decision making and permits filming, recording and the taking of photographs at its meetings that are open to the public. This meeting may therefore be recorded, filmed or broadcast by video or audio, by third parties. Arrangements for these activities should operate in accordance with guidelines agreed by the Council and as available via the following link [Filming Policy](#)

**ARUN DISTRICT COUNCIL  
REPORT TO PLANNING POLICY COMMITTEE  
ON 1 JUNE 2021**

**SUBJECT:** Terms of Reference for the Planning Policy Committee; Matters Reserved; and Delegation to Officers

**REPORT AUTHOR:** Solomon Agutu – Interim Monitoring Officer

**DATE:** 27 May 2021

**EXTN:** 37432

**COMMITTEE:** Planning Policy Committee

**EXECUTIVE SUMMARY:**

This report asks the Planning Policy Committee to note its Terms of Reference as given by Full Council and to make any suggestions to the Constitution Working Party (CWP) for clarifying these Terms of Reference and to make, by exception, delegations to Officers under matters reserved.

**RECOMMENDATIONS:**

The Committee is requested to:

1. Note the general Terms of Reference for committees in Part 3 Paragraph 3 of the Constitution and further note the specific Terms of Reference for the Planning Policy Committee, as established by Full Council on 19 May 2021, as set out in Part 1 and Part 2 of Appendix 1 (attached);
2. Make suggestions to Full Council through the Constitution Working Party(CWP) for clarifications of these Terms of Reference;
3. Note the schedule of Planning Policy Committee meetings, as set out in the Calendar of Meetings, supplied as an e-link background paper; and
4. Agree the matters reserved scheme whereby matters not reserved by Committee to itself are delegated to Officers by default as set out in Appendix 2 (attached).

**Background**

1.This is the first meeting of the Committee under the new Committee System and it is appropriate that this Committee considers its terms of reference and where necessary seek clarification of these terms of reference from Full Council by way of a co-ordinated report from the Constitution Working Party(CWP) which is charged with reviewing the constitution and coordinating suggestions for change from other Committees.

2. Section 101 of the Local Government Act 1972, allows Full Council to arrange for the discharge of its functions by a Committee or by an officer. Part 3 of the Constitution sets out the responsibility for functions and Paragraph 3 of Part 3 of the Constitution sets out the general terms of reference of all Committees. These provisions allow this Committee to reserve matters to itself and to delegate the remaining functions to officers (Part 3 Paragraph 3.1.5) - see Appendix 1.

3. Arranging for the discharge of specific functions by Officers is by a process known as “delegation by exception” or “matters reserved”.

4. This means Committee can reserve matters to itself that can only be discharged by the Committee. Matters not reserved are then delegated *by default* to Officers.

5. In accordance with Part 4 and Section 2 of the Constitution, the matters not reserved are *by default* delegated to the Chief Executive, Directors and Group Heads who have the power to take all lawful action consistent with overall Council policy to deliver agreed strategy, plans and policy, and to comply with and undertake all statutory obligations, duties, functions and powers within their area of responsibility and within approved budget.

6. In accordance with Part 4 and section 2 of the Constitution the Chief Executive or Director having received their delegations expressly or by default can then prepare a scheme of “authorisations” or “allocations” authorising identified officers to discharge various functions and to take decisions. Unless authorised by law a delegate cannot delegate further their own functions (“*delegatus non potest delegare*”) and thus the discharge of functions below Chief Executive and Director level is generally by a “scheme authorisations” not a “scheme of delegation”. If there were to be a further “delegation” they are to be recorded in writing and retained for the duration of the delegation and shall not exceed a specified period exceeding six months.

**2. PROPOSAL(S):**

The proposal is that Committee reserves to itself the “matters reserved” at Appendix 2 and delegates all other functions to Officers as set out in Appendix 1 Part 2

**3. OPTIONS:**

1. Do nothing
2. Agree the proposals as recommended
3. Agree the proposals as recommended but with suggested amendments for clarifications to be made to CWP for consideration and recommendation to Full Council

**4. CONSULTATION:**

N/A

Has consultation been undertaken with?	YES	NO
Relevant Town/Parish Council		
Relevant District Ward Councillors		
Other groups/persons (please specify)		

5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)	YES	NO
Financial		
Legal		
Human Rights/Equality Impact Assessment		
Community Safety including Section 17 of Crime & Disorder Act		
Sustainability		
Asset Management/Property/Land		
Technology		
Equality and Diversity		
Climate Change		
Other (please explain)		
<p><b>6. IMPLICATIONS:</b></p> <p>Legal: the legal implications are set out in the background paragraph above</p> <p>Finance: the financial implications of delegations are set out in the contract standing Orders and in the Financial Regulations</p>		
<p><b>7. REASON FOR THE DECISION:</b></p> <p>The reason for the decision is to allow the business of the Council to be conducted effectively and efficiently in accordance with the principle of subsidiarity which mandates that decisions are to be taken at the most appropriate level.</p>		
<p><b>8. BACKGROUND PAPERS:</b></p> <p><a href="#">Committee Calendar 2021-22</a></p>		

## **APPENDIX 1**

### **Planning Policy Committee terms of Reference from 2021/2022**

#### **PART 1 - GENERAL TERMS OF REFERENCE**

Extract from Part 3 Paragraph 3 of the Constitution

#### **3.0 TERMS OF REFERENCE OF COMMITTEES**

3.1 Committees will work to the following general terms of reference in discharging the specific functions allocated to them:

3.1.1 Each Committee may hold inquiries and investigate the available options for future direction in policy development and may appoint advisors and assessors to assist them in this process. They may go on site visits, conduct public surveys, hold public meetings, commission research and do other things that they reasonably consider necessary to inform their deliberations.

3.1.2 Each Committee is expected to determine by resolution all matters falling within their purpose and functions with the exception of:

- a) any plans and strategies listed in the Policy Framework at Article 4 of this Constitution;
- b) compulsory purchase orders;
- c) limitations set out in the Financial Procedure Rules and Purchasing, Procurement, Contracts & Disposals Rules as set out in Part 6 of this Constitution; and
- d) any matter which by law must be reserved to the Full Council

which will be recommended to the Full Council or Corporate Policy and Performance Committee, as appropriate.

3.1.3 Where a function does not clearly fall within the remit of one particular Service Committee, the Corporate Policy and Performance Committee shall direct which Committee shall deal with the function, or deal with the matter itself.

3.1.4 Each Committee is authorised to establish Sub-Committees and Working Parties as it considers necessary for the effective conduct of the Committee's powers and duties. The establishment of any Sub-Committees and Working Parties shall have regard to the overall resource parameters and advice of the Chief Executive and officers.

3.1.5 Each Committee is authorised to delegate to officers such further powers as it thinks fit to facilitate the effective management of the Council's and the Committee's business.

3.1.6 In discharging its functions, Committees must have regard to the ongoing requirement to make savings and efficiencies.



## **APPENDIX 1**

### **PART 2 - SPECIFIC TERMS OF REFERENCE OF PLANNING POLICY COMMITTEE - 2021/2022**

#### **Purpose**

The Committee has delegated authority to exercise the Council's functions relating to the delivery, by or on behalf of the Council directly or through any Sub-Committees it establishes, and through partnership arrangements, that fall within the following service areas:

- Planning Policy
- Infrastructure

The Committee will lead on the following key plans and strategies:

- Local Plan
- Community Infrastructure Levy (CIL)

#### **Specific Functions**

The Committee shall exercise the powers of the Council under Part 2 of the Planning and Compulsory Purchase Act 2004 and Part 11 of the Planning Act 2008(Community Infrastructure Levy) including the following specific functions by or on behalf of the Council:

1. Approving any service area policies where these do not require a Full Council decision under the Policy Framework at Article 4 of this Constitution.
2. Making recommendations on Planning Policy, Community Infrastructure Levy (CIL) documents and Infrastructure Funding Statements to the Full Council for approval.
3. Authorising public consultation on draft Planning Policy and CIL documents and material produced for public consultation reports.
4. Considering responses from public consultation and amending reports accordingly.
5. Approving any expenditure within agreed budgets for public consultation
6. Approving consultation on certain stages of plans/proposals/the CIL Charging Schedule.
7. Agreeing Supplementary Planning Documents and background evidence base documents.
8. Approving consultation responses.
9. Monitoring progress against agreed action plans and agreeing any necessary actions.
10. Making recommendations to the Full Council for approval of the implementation and governance of the CIL charging schedule.
11. Approving the repayment of money paid to the Council under Planning Obligations in these circumstances:
  - Where the money is unallocated for any project
  - Where the money cannot be spent on the previously identified project because the project falls or fails
  - Where the money is paid subject to a condition that it be spent on a specified project within a specified time.
12. Considering and monitoring the effectiveness of the Council's land use policies in respect of the District's towns, villages and countryside as expressed through the Local Plan and related Land Use Policy documents.

13. Taking action under relevant legislation in respect of the protection, enhancement and preservation of the physical and natural environment, save where powers have been delegated to the Planning Committee in respect of:

- Building preservation (particularly those designated as being of special architectural or historic interest)
- Designation and enhancement of Conservation Areas
- Preservation of trees and woodlands.

14. Monitoring and considering Ombudsman investigation reports and other complaints made.

15. Considering and awarding compensation in excess of £5,000 in the event that a complaint investigation finds in a complainant's favour.

16. In line with the limits listed in the Financial Procedure Rules set out in Part 6 of this Constitution approval of:

- the virement of monies received in accordance with the terms of any agreement made under Section 106 Town Country Planning Act 1990;
- virements of expenditure within relevant service area budgets;
- the drawing down of funds; and
- the award of grants to organisations, including discretionary rate relief.

## **APPENDIX 2**

### **RESERVED MATTERS**

The functions set out in Appendix 1 above are all delegated to officers except for the following functions, which are expressly reserved to committee for determination and cannot be discharged by an officer:

1. Approving any draft service area policies (for public consultation e.g. DPD or SPD) where these do not require a Full Council decision under the Policy Framework at Article 4 of this Constitution;
2. Recommending to Full Council the adoption of Local Plan Documents and SPD;
3. Recommending to Full Council that a NDP should be made following a successful referendum
4. Agreeing response to other plan making authorities under the 'Duty to Cooperate'
5. To Note background evidence base documents
6. To Note monitoring of the effectiveness of the Council's land use policies in respect of the District's towns, villages and countryside as expressed through the Authorities Monitoring Reports and other reports e.g. HELAA; Brownfield Land Register; Custom & Self Build Register;
7. Making recommendations to the Full Council for approval of the implementation and governance of the CIL charging schedule
8. Agreeing and recommending the Community Infrastructure Levy (CIL) Infrastructure Investment Plan (IIP) for approval to Full Council;
9. Approving funding for infrastructure projects, which are:
  - not listed on the latest Council approved Community Infrastructure Levy (CIL) Infrastructure Investment Plan (IIP); and
  - under the value of £25,000.
10. Monitoring and considering Ombudsman investigation reports and other complaints made.
11. Considering and awarding compensation in excess of £5,000 if a complaint investigation finds in a complainant's favour

For the avoidance of doubt, it is hereby stated that Committee retains the power to decide any matter which is delegated to officers.

### **Procurement**

Awarding contracts valued at over £100,000 unless prior authorisation has been obtained by report to committee approving the budget and setting out relevant heads of terms of the contract

**Outside Bodies**

The Committee will receive feedback reports from the Council's representatives or appointees on outside bodies as appropriate.

## ARUN DISTRICT COUNCIL

### REPORT TO AND DECISION OF PLANNING POLICY COMMITTEE ON 1 JUNE 2021

#### REPORT

**SUBJECT: Arun Local Plan Update – Active Travel Study**

**REPORT AUTHOR:** Kevin Owen – Planning Policy Team Leader  
**DATE:** 04 May 2021  
**EXTN:** x 37853  
**AREA:** Planning

#### EXECUTIVE SUMMARY:

This report updates members on the first phase completion of the Arun Active Travel Study (ATS) which will set out the baseline ATS network for the district and set out 5 key priorities for investment following engagement with stakeholders and scoring of potential improvent schemes against indsutry standard active travel criteia in accordance with Government guidance and best pratice.

#### RECOMMENDATIONS:

1. That the Arun Active Travel Study be noted.

#### 1. BACKGROUND:

- 1.1 As part of updating the Arun Local Plan and following declaration of a Climate Change Emergency, Arun District Council is making steps towards reducing carbon emissions and as part of this effort, the Council is looking to prioritise active travel as a way to give communities the opportunity to reduce car-use, while at the same time improve safety, health and wellbeing.
- 1.2 Therefore, 2020 Consultancy has been commissioned by Arun District Council to undertake an independent Active Travel Study (ATS) looking into the District's provision for Non-Motorised Users (NMUs), which include pedestrians, cyclists, wheelchair users, horse riders, and those on scooters, in order to determine and map the current active travel infrastructure across the Arun District and identify gaps where improvements can be made to help deliver a joined up ATS network.
- 1.3 The aims of this study are set out in two phases. The aim of the first phase is to assess the active travel network across Arun District planning authority area (i.e. excluding the South Downs National Park) to identify existing NMU routes and develop new potential routes that creates a safe and attractive provision of facilities

in order to promote and increase the number of trips made by walking, cycling, wheeling, and horse riding for everyday journeys. This will form a mapped District wide baseline to assist with the update of the Local Plan.

- 1.4 Phase 2 will subsequently examine emergent spatial development options arising from the update to the Arun Local Plan and how the active travel network can link up with new communities – this will be tested later in the plan making timetable.
- 1.5 The ATS has assessed potential active travel routes by developing a bespoke option appraisal that allows for the prioritisation of routes to determine those route locations that would have the greatest benefit if, and when, funding became available. The option appraisal criteria used for this study is outlined in section 7 on page 95 of the ATS.
- 1.6 While the study provides an active travel network across the District, it also provides a prioritised list of routes, that has been developed from the option appraisal criteria. To support the study, the five highest scoring routes have been progressed into an outline design stage to demonstrate the required construction and a costing and delivery plan. The outline designs can be viewed in Appendix A of the ATS.
- 1.7 The ATS study is a significant volume of work and evidence and to assist with an overview of the approach and content an Methodology Flow Chart is set out in Appendix 1 to this committee report.
- 1.8 The study has looked at the following NMUs infrastructure:-
  - Traffic Free Paths
  - Shared use paths
  - Segregated cycle path
  - Bridleways
  - Public right of ways
  - Quietway
- 1.9 The study methodology route scoring assessment starts with national guidance e.g. Department for Transport (DfT) published Local Transport Note: LTN/ 1/20 (Background paper 3) which provides measureable quality thresholds, examining five core principles that encourage walking and cycling:-
  - Coherence;
  - Directness;
  - Safety;
  - Comfort;
  - Attractiveness
- 1.10 The ATS assessment then considered the key objectives for the scheme identified with officers at inception stage and are shown Appendix 2 to this committee report. The objectives outline the key requirements of the study, focussing on the identification of active travel connectivity improvements across the District, including in particular, with strategic development sites (in the adopted Arun Local Plan) and

key trip generators such as schools, areas of employment, public transport nodes and open spaces including the seafront. These objectives were consulted on with stakeholders before then considering the value for money or 'benefit cost ratio' (DfT BCR) of routes and interventions required e.g examining:-

- Deliverability;
- Cost;
- Effectiveness;
- Stakeholder support

1.11 The ATS work identified a long list of 15 potential routes for assesment across the District.

1.12 In general, the study methodology has applied the 'gold standard' (Section 7 of the ATS explains the assement methodology and criteria used including 'gold' 'silver' and 'bronz' levels of intervention) in it's assessment to ensure that the priority routes meet all the criteria that is set out in the appraisal methodology. The gold standard prioritises measures that result in greater safety, directness, coherence, and attractiveness meeting DfT published LTN 1/20 guidance to designing high quality, safe, cycle infrastructure. In additon, this approach will assist with future bidding for active travel funding and other resources e.g. via the West Sussex County annual district Local Cycling Walking Infrastructre Plans (LCWIP) process. The ATS evidence may also inform development management decisions and potentially Community Infrastructure Levy funding.

1.13 Following assessment, the five key priorities identified are summarised below:-

- Arundel to Littlehampton via Ford Road route;
- Aldwick region route;
- Ford to North Mundham via old canal route;
- Fontwell to Felpham missing links route;
- NCN2 Littlehampton to Goring-by-Sea Inbound route.

1.14 The key components of the five priorities ar summarised in Appendix 3 to this Committee report.

1.15 Where possible, the ATS recommends acquiring private land in adjacent fields to allow the implementation of off-road traffic free paths. For the route alignments identified within this study, this option will meet the majority of the objectives included LTN 1/20.

1.16 On-road quietways have been proposed where there isn't a more feasible proposal or within roads that will be subject to low traffic and speed, meaning safety will not be a concern for NMUs. This will reduce costs to deliver schemes making them score higher from a DfT BCR perspective.

<b>Next Steps</b>		
1.17 The first phase of the ATS has consolidated and mapped a significant evidence base that can be used to support future Active Travel and LCWIP funding bids. A further stage 2 ATS will be able to build on this evidence base and inform the spatial approach of the Local Plan Update. The ATS first phase study should be noted.		
<b>2. PROPOSAL(S):</b>		
To note the ATS evidence study phase 1.		
<b>3. OPTIONS:</b>		
The following options are available to Members:		
<ol style="list-style-type: none"> <li>1. To note the study;</li> <li>2. Not to not the study.</li> </ol>		
<b>4. CONSULTATION:</b>		
Has consultation been undertaken with:	<b>YES</b>	<b>NO</b>
Relevant Town/Parish Council		x
Relevant District Ward Councillors		x
Other groups/persons (please specify)		x
<b>5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)</b>	<b>YES</b>	<b>NO</b>
Financial	x	
Legal	x	
Human Rights/Equality Impact Assessment		x
Community Safety including Section 17 of Crime & Disorder Act		x
Sustainability	x	
Asset Management/Property/Land		x
Technology		x
Other (please explain)		x
<b>6. IMPLICATIONS:</b>		
The commissioning of evidence to support the Local Plan update will help to deliver a 'sound' Local Plan which will aid local decision making and ensure that development is sustainable and meets the Council's aspirations, including securing the steps necessary to address the Climate Change Emergency. The commissioning of evidence has a financial impact on the authority however, this has been budgeted for.		



**7. REASON FOR THE DECISION:**

The report is to keep members informed on the progress on commissioning work to support the update of the Arun Local Plan 2018.

**8. BACKGROUND PAPERS:**

Background paper 1 Arun Active Travel Study

<https://www.arun.gov.uk/transport-planning-policy>

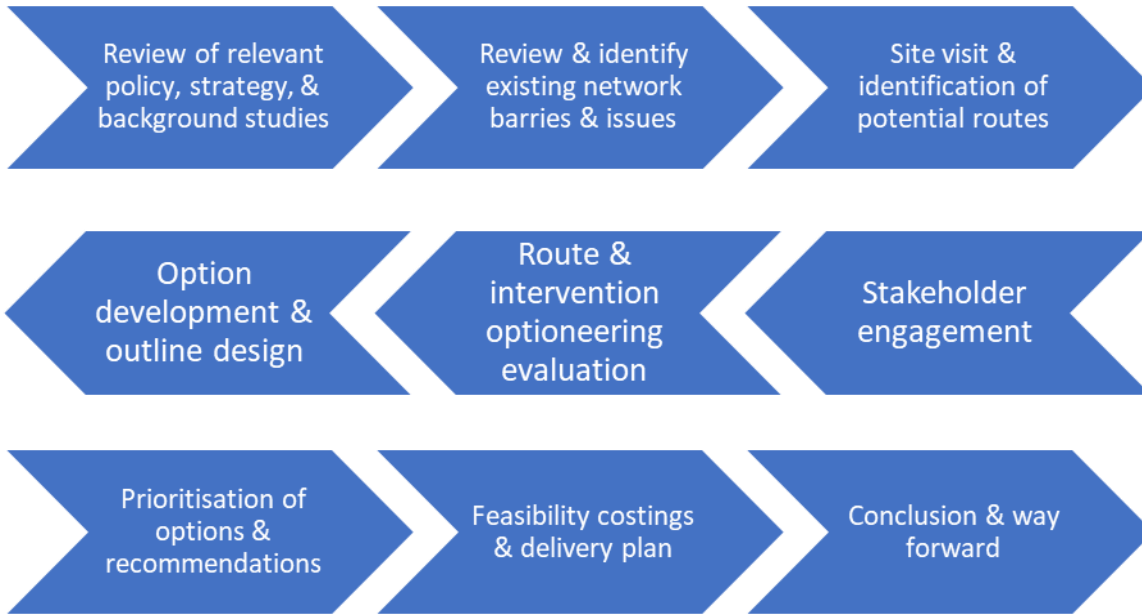
Background paper 2 ATS Prioritisation spreadsheet

<https://www.arun.gov.uk/transport-planning-policy>

Background paper 3 Department for Transport Local Transport Note LTN/120 Cycle infrastructure design:-

<https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120>

## Appendix 1: ATS Methodology Flow Chart



## Appendix 2 Scheme Objectives

Scheme Objectives		Route Assessment Considerations
1	Identification of strategic development sites and linking active travel to Local Plan sites	Are there trip generators within the vicinity of a strategic development site? Can a LTN 1/20 compliant route be delivered to provide connections?
2	Improve road safety for active travel	The active travel route will lead to a reduction in conflict between vehicles and cyclists/pedestrians/wheelers.
3	Connect new and existing neighbourhoods to key trip generators	The active travel route will need to provide infrastructure to trip generators without compromising safety.
4	Improve integration between public transport	How well does the active travel route improve linkages with the bus and rail networks in the study area?
5	Prioritise active travel to reduce car-use and promote health and wellbeing	Will an active travel route encourage modal shift?
6	Meet the aspirations for the authority and all partners	Will the active travel route contribute positively to social inclusion and strike the appropriate balance with utility and leisure journeys?

### Appendix 3: Five priorities key components

Route	Total Length	Key Trip Generators	Regions Linked	Links to Strategic Development Sites	Proposed Provision Identified	Length of Provision Type
Route 8 – Arundel to Littlehampton (Ford Road route)	5.4km	Schools, Employment, Public Transport nodes, Open Space, Tourism	Arundel, Ford, Climping, Littlehampton	SD10 – Climping, SD8 – Ford	Shared use path	1.3km (24%)
					On-road quietway	0.7km (13%)
					Traffic free path	3.4km (63%)
Route 12 – Aldwick Region	11.5km	Schools, Employment, Open Space, Tourism	Aldwick, Bognor Regis, North Bersted, Rose Green, Nyetimber, Pagham	SD3 – West of Bersted, SD2 – Pagham North, SD1 – Pagham South	On-road quietway	2.6km (23%)
					Shared use path	4.4km (38%)
					Traffic free path	4.5km (39%)
Route 6 – Ford to North Mundham (Old Canal route)	8.0km (within Arun District)	Leisure, Open Spaces, Employment	Climping, Ford, Yapton, Shripney	SD10 – Climping, SD8 – Ford, SD7 – Yapton, SD5 – BEW	On-road quietway	1.9km (24%)
					Traffic free path	6.1km (76%)
Route 2 – Fontwell to Felpham Missing Links	9.4km	Schools, Employment, Public Transport nodes, Leisure, Open Spaces,	Fontwell, Walberton, Barnham, Flansham, Felpham	SD6 – Fontwell	On-road quietway	2.9km (31%)
					Shared use path	2.5km (26%)
					Traffic free path	4.0km (43%)
Route 9 – NCN2 Inbound Option	13.7km	Schools, Employment, Public Transport nodes, Leisure, Open Space, Tourism	Littlehampton, Rustington, East Preston, Ferring, Goring by Sea	SD4 – Littlehampton West Bank	On-road quietway	4.7km (34%)
					Traffic free path	6.8km (50%)
					Shared use path	2.2km (16%)

## ARUN DISTRICT COUNCIL

### REPORT TO AND DECISION OF PLANNING POLICY COMMITTEE ON 1 JUNE 2021

#### REPORT

**SUBJECT: Arun Local Plan Update – Evidence Base**

**REPORT AUTHOR:** Kevin Owen – Planning Policy Team Leader  
**DATE:** 04 May 2021  
**EXTN:** x 37853  
**AREA:** Planning

#### EXECUTIVE SUMMARY:

This report updates members on the current and pending evidence studies being progressed to inform the update of the Arun Local Plan 2018 and is for noting.

#### RECOMMENDATIONS:

1. That the Committee note the evidence update report.

#### 1. BACKGROUND:

- 1.1 At the Planning Policy Sub Committee Meeting on 23 February 2021 members noted a report updating the position on the evidence preparation timetable.

##### Evidence Studies

- 1.2 Briefs have now been produced for the Tourism & Visitor Accommodation Study, Biodiversity (Net Gain Study) and Climate Change and Sustainable Design Study. The studies envisage a start in June (depending on the plan making timetable being resolved for the Local Development Scheme) with reporting final outcomes in the new year 2022.

##### Local Development Scheme

- 1.3 The Council updated its Local Development Scheme (LDS) in June 2020 (Background paper 1) which was adopted by Full Council on 22 July 2020 (Background paper 2). However, the LDS needs to be kept up to date and will now need amending because of the slippage in progressing the Council's Vision & Objectives needed to steer the evidence work. A report will be taken to the next Planning Policy Committee meeting on 25 July 2021 seeking agreement to a revised LDS for subsequent adoption by Full Council.

## Statement of Community Involvement

- 1.4 The Statement of Community Involvement (SCI) adopted by Full Council in January 2019 sets out the Council's various methods it will use to consult with residents, businesses and organisations in Arun in order to help shape plan making and decision making in accordance with with plan making regulations. The SCI also needs to be kept up to date for the Local Plan Update (it is subject to the examination of the plan).
- 1.5 The SCI was adopted in spring 2019 but the Government published interim Planning Policy Guidance and regulations in the summer 2020 to accommodate Covid-19 related social distancing restrictions (i.e. temporarily dispensing with the requirement for documentation to be deposited at publicly accessible inspection points, as set out in Regulation 35 the Town and Country Planning (Local Planning) (England) Regulations 2012). An immediate review of the SCI was approved at the meeting of 30 June 2020 (see Background paper 1) which explained this temporary change and the measures the Council would use to try to compensate e.g. using web based consultation techniques etc. This temporary dispensation is unlikely to continue with easing of lockdown. In order to keep the SCI up to date a report will be made to the next Planning Policy Committee meeting on 25 July setting out how the SCI may need to be updated.
- 1.6 At future meetings, further updates will be provided where there is anything significant to report on pregressing the commissioning of the other evidence studies.

### 2. PROPOSAL(S):

To note the evidence base update report.

### 3. OPTIONS:

The following options are available to Members:

1. To note the report;
2. Not to note the report.

### 4. CONSULTATION:

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council		x
Relevant District Ward Councillors		x
Other groups/persons (please specify)		x

5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)	YES	NO
Financial	x	
Legal	x	
Human Rights/Equality Impact Assessment		x
Community Safety including Section 17 of Crime & Disorder Act		x
Sustainability	x	
Asset Management/Property/Land		x
Technology		x
Other (please explain)		x
<b>6. IMPLICATIONS:</b> <p>The commissioning of evidence to support the Local Plan update will help to deliver a 'sound' Local Plan which will aid local decision making and ensure that development is sustainable and meets the Council's aspirations, including securing the steps necessary to address the Climate Change Emergency. The commissioning of evidence has a financial impact on the authority however, this has been budgeted for.</p>		
<b>7. REASON FOR THE DECISION:</b> <p>The evidence update report is to keep members informed on the progress on commissioning work to support the update of the Arun Local Plan 2018.</p>		
<b>8. BACKGROUND PAPERS:</b> <p>Background paper 1 Local Development Scheme and Statement of Community Involvement (Immediate Review): -  <a href="https://democracy.arun.gov.uk/ieListDocuments.aspx?CId=182&amp;MId=1309">https://democracy.arun.gov.uk/ieListDocuments.aspx?CId=182&amp;MId=1309</a>  Background paper 2 Local Development Scheme Adoption Full Council 22 July 2020:-  <a href="https://democracy.arun.gov.uk/ieListDocuments.aspx?CId=141&amp;MId=1389">https://democracy.arun.gov.uk/ieListDocuments.aspx?CId=141&amp;MId=1389</a></p>		

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## ARUN DISTRICT COUNCIL

### REPORT TO AND DECISION OF PLANNING POLICY COMMITTEE ON 1 JUNE 2021

#### REPORT

**SUBJECT: Arun Local Plan Update – Creating Healthy Places – A Public Health and Sustainability Framework for West Sussex**

**REPORT AUTHOR:** Kevin Owen – Planning Policy Team Leader  
**DATE:** 04 May 2021  
**EXTN:** x 37853  
**AREA:** Planning

#### **EXECUTIVE SUMMARY:**

This report seeks agreement for the framework document 'Creating Healthy & Sustainable Places' published by West Sussex County Council and Public Health England to be a material consideration for Development Management decisions in the Arun local planning authority area, in accordance with policies HWB SP1, OSR DM1 & D DM1 of the adopted Arun Local Plan (2018).

#### **RECOMMENDATIONS:**

That the Planning Policy Committee approves: -

1. That the published document 'Creating Healthy & Sustainable Places' is approved as a material consideration for informing development management decisions subject to negotiation and development viability.

#### **1. BACKGROUND:**

- 1.1 The document 'Creating Healthy & Sustainable Places' (CHSP) published by West Sussex County Council (WSCC) in collaboration with Public Health England (PHE) and other stakeholders, is aimed at a range of stakeholders in the development industry and public sector. The document provides guidance on how to intergrate health and wellbeing into sustainable development, placemaking and tackling climate change from a health perspective, and also 'sign posts' toolkits and inforamtion sources and strategies. The document states:-

*"West Sussex County Council has a responsibility for delivering positive health and well-being outcomes for its residents. This framework provides public health guidance to decision makers about creating healthy and sustainable places and communities in West Sussex. It includes a toolkit that aims to provide background evidence, signposting to information and tools in order to assist users to achieve*

*healthier places across West Sussex including ways in which to incorporate health, wellbeing and sustainability outcomes as part of healthy and sustainable placemaking.”*

1.2 The guidance in the CHSP document attempts to set out overarching principles that decision makers should consider in creating healthy and sustainable places from a health perspective – the six headlines are summarised below :-

- Social cohesion and participation:
- Healthy housing;
- Resilient built public infrastructure and services:
- Safe and sustainable travel options:
- Prosperous and sustainable economy:
- Thriving and accessible natural environments.

1.3 There are fifteen supporting objectives:-

- Avoid and mitigate adverse health and sustainability impacts from development;
- Provide safe, healthy and sustainable living and recreational environments;
- Provide convenient and equitable access to innovative models of health and care services and social infrastructure;
- Design in opportunities to promote and facilitate healthy lifestyles: pattern of development (mixed use), movement/connectivity and urban design quality to promote active travel, physical activity and mental well-being; storage.
- It is vital to consider all four aspects of health and wellbeing equally – mental, social, physical and economic as part of place making;
- Promote access to fresh, healthy and locally sourced food: e.g., community gardens, allotments and local enterprises;
- Make use of inclusive design to design better-connected places;
- Ensure that developments embody the principles of lifetime neighbourhoods and promote independent living;
- Create environments that are more socially inclusive;
- Design settlements that are less demanding on resources and more resilient;
- Respond to global and local environmental issues;
- Co-locate community facilities;
- Embrace the smart technologies;
- Recognise people and places are assets to unlock the power of communities;
- Make use of place-based interventions;

1.4 Many of these principles and objectives are already familiar in plan making – indeed Arun’s adopted Local Plan 2018 includes a section dealing with Health and Wellbeing supported by policies:-

- HWB SP1: Health & Welbeing;
- OSR DM1 Open sapce sport and recreation;
- D DM1: Allotments

- 1.5 The document goes on to promote a 'toolkit' to integrate these considerations into decision making i.e. a 'Health Impact Assessment' (HIA). The use of HIA is increasingly being integrated with Sustainability Appraisal as part of plan making. Arun has already and will continue, to integrate HIA as part of Sustainability Appraisal (SA) and plan making. The approach to the Local Plan update will adopt this integrated HIA/SA methodology and be guided by an overarching Vision and Objectives that address health and wellbeing.
- 1.6 For planning applications, the CHPS document suggests that decision makers consider options to improve the use of HIA in development management processes and provide guidance on how to carry out HIA's.
- 1.7 The CHSP document goes on to clarify that HIA should only apply to 'significant applications'; local planning authorities can set out where they should be requested, based on Triggers e.g. where proposals represent major development, relate to schools and health and social care provision, leisure provision and in areas of deprivation or where particular vulnerable groups may arise.
- 1.8 Going forward, Arun's Local Plan update should build in this consideration in order to provide the policy hooks and viability evidence to require measures set out under section 1.8 above, to be incorporated into Development Management processes where appropriate.
- 1.9 In the interim, mindful of the WSCC and PHE clarification of the status of this CHSP document, and the narrow focus of Adopted policies in the Local Plan, it is nevertheless, open to Arun District Council to approve this document as a material consideration (i.e. providing an 'best practice' information and evidence source) in order to request health and HIA information with which to inform the development manage significant decisions - but subject to negotiation and viability, in order to encourage improved health quality integration with sustainable place making for significant and relevant types of developments.

### **Next Steps**

- 1.10 The update of the Arun Local Plan will eventually provide an updated health and wellbeing policy framework which will then allow formal adoption of Supplementary Planning Documents as appropriate, following testing of evidence on deliverability and development viability through examination and adoption of policies in the new Local Plan.

## **2. PROPOSAL(S):**

To agree the document 'Creating Healthy & Sustainable Places' published by West Sussex County Council and Public Health England be approved as a material consideration to inform Development Management decisions.

## **3. OPTIONS:**

The following options are available to Members:

1. To agree the recommendation;
2. Not to agree the recommendation.

<b>4. CONSULTATION:</b>		
Has consultation been undertaken with:	<b>YES</b>	<b>NO</b>
Relevant Town/Parish Council		x
Relevant District Ward Councillors		x
Other groups/persons (please specify)		x
<b>5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)</b>	<b>YES</b>	<b>NO</b>
Financial	x	
Legal	x	
Human Rights/Equality Impact Assessment		x
Community Safety including Section 17 of Crime & Disorder Act		x
Sustainability	x	
Asset Management/Property/Land		x
Technology		x
Other (please explain)		x
<b>6. IMPLICATIONS:</b>		
<p>The approval of the CHSP document as material consideration must be on the basis of encouraging best practice on health and wellbeing through development management (i.e. subject to negotiation and development viability) processes until formal local plan policies tested at examination can permit formal adoption of such guidance as SPD.</p>		
<b>7. REASON FOR THE DECISION:</b>		
<p>The CHSP document provides a body of information and best practice techniques that can help to encourage integration of health and wellbeing with sustainability objectives leading to better quality developments benefiting all sections of Arun's community.</p>		
<b>8. BACKGROUND PAPERS:</b>		
<p>Background paper 1: 'Creating Healthy &amp; Sustainable Places' published by West Sussex County Council and Public Health England:-</p> <p><a href="https://westsussex.moderngov.co.uk/documents/s21906/Agenda%20Item%209%20-%20Appendix.pdf">https://westsussex.moderngov.co.uk/documents/s21906/Agenda%20Item%209%20-%20Appendix.pdf</a></p>		



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## EQUALITY IMPACT ASSESSMENT

<b>Name of activity:</b>	Creating Healthy & Sustainable Places	<b>Date Completed:</b>	14/05/21
<b>Directorate / Division responsible for activity:</b>	Place, Planning Policy & Conservation	<b>Lead Officer:</b>	Kevin Owen – Planning Policy Team Leader
<b>Existing Activity</b>		<b>New / Proposed Activity</b>	✓ <b>Changing / Updated Activity</b>

### What are the aims / main purposes of the activity?

To provide a best practice information resource and integrated Health Impact Assessment toolkit for plan making and DM decisions, providing clarity to applicants on the existing national and local planning policy considerations, from a Public Health perspective.

### What are the main actions and processes involved?

Review of national and local policy to provide a high level set of advice from range of health stakeholders including WSCC and Public Health England.

### Who is intended to benefit & who are the main stakeholders?

The population and communities within Arun and particularly, those who are vulnerable.

### Have you already consulted on / researched the activity?

The activity is not formulating new policy but is a document collating best practice and advice on employing HIA toolkit to plan making and certain DM decisions. There are overarching policies in the adopted Arun Local Plan which provide context and regulatory framework.

### Impact on people with a protected characteristic (What is the potential impact of the activity? Are the impacts high, medium or low?)

Protected characteristics / groups	Is there an impact (Yes / No)	If Yes, what is it and identify whether it is positive or negative
Age (older / younger people, children)	Yes	Allows health considerations to be integrated in plan making Sustainability Appraisal and DM decision making to improve health outcomes from development proposals, particularly for vulnerable groups

<b>Disability</b> (people with physical / sensory impairment or mental disability)	Yes	Allows health considerations to be integrated in plan making Sustainability Appraisal and DM decision making to improve health outcomes from development proposals, particularly for vulnerable groups
<b>Gender reassignment</b> (the process of transitioning from one gender to another.)	No	
<b>Marriage &amp; civil partnership</b> (Marriage is defined as a 'union between a man and a woman'. Civil partnerships are legally recognized for same-sex couples)	No	
<b>Pregnancy &amp; maternity</b> (Pregnancy is the condition of being pregnant & maternity refers to the period after the birth)	No	
<b>Race</b> (ethnicity, colour, nationality or national origins & including gypsies, travellers, refugees & asylum seekers)	Yes	Allows health considerations to be integrated in plan making Sustainability Appraisal and DM decision making to improve health outcomes from development proposals, particularly for vulnerable groups
<b>Religion &amp; belief</b> (religious faith or other group with a recognised belief system)	No	
<b>Sex</b> (male / female)	No	
<b>Sexual orientation</b> (lesbian, gay, bisexual, heterosexual)	No	
Whilst <b>Socio economic</b> disadvantage that people may face is not a protected characteristic; the potential impact on this group should be also considered	Yes	Allows health considerations to be integrated in plan making Sustainability Appraisal and DM decision making to improve health outcomes from development proposals, particularly for vulnerable groups



What evidence has been used to assess the likely impacts?
None

Decision following initial assessment			
Continue with existing or introduce new / planned activity	Yes	Amend activity based on identified actions	No

Action Plan			
Impact identified	Action required	Lead Officer	Deadline

Monitoring & Review	
Date of last review or Impact Assessment:	N/A
Date of next 12 month review:	Spring 2022
Date of next 3 year Impact Assessment (from the date of this EIA):	NA

Date EIA completed:	14/05/21
Signed by Person Completing:	Kevin Owen

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## ARUN DISTRICT COUNCIL

### REPORT TO AND DECISION OF PLANNING POLICY COMMITTEE ON 1 JUNE 2021

#### REPORT

<b>SUBJECT: Arun Local Plan Update – Development Management Policies</b>
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<b>REPORT AUTHOR:</b> Kevin Owen – Planning Policy Team Leader
<b>DATE:</b> 4 May 2021
<b>EXTN:</b> x 37853
<b>AREA:</b> Planning

#### EXECUTIVE SUMMARY:

The Council is updating the Arun Local Plan 2018 following a Full Council decision on 15 January 2020. The Council has expressed a need for priority to be given to updating Development Management (DM) policies that relate to environmental, biodiversity, energy and carbon performance, following the declaration of a 'Climate Change Emergency' in January 2020. Officers have undertaken early review of the DM policies to identify where policies will remain fit for purpose and where updates are likely to be necessary based on up to date national policy guidance and emerging best practice in other plan making authorities in order to progress the plan making timetable. A schedule is provided of potential policies needing updating as a priority and this report seeks member agreement to the list as the basis for early engagement and consultation. It is important to consider that this schedule relates to subject areas in general rather than specific policy wording which may be amended at a later date.

#### RECOMMENDATIONS:

That the Planning Policy Committee approves: -

1. That the Schedule of Development Management Policies set out in Appendix 1 is the early basis for identifying the priority order of DM polices (including a limited number of relevant Strategic Policies) that will need updating and form the basis of engagement with the community and wider stakeholders.

#### 1. BACKGROUND:

- 1.1 On 15 January 2020 Full Council approved the recommendation of Planning Policy Sub Committee that the Local Plan be updated. The background to the decision is set out in the report to Planning Policy Sub-Committee 17 December 2019.
- 1.2 The current stage of plan preparation is in the early scoping of the work for updating polices based on the Councils corporate priorities. This is established in the Local Development Scheme (LDS) which was adopted on 22 July 2020, and sets out the plan making programme. The LDS gives priority to updating Development Management policies and standards in order to address the 'Climate Change Emergency', updated national policy and emerging best practice This will ensure

that the DM polices are up to date and effective in addressing matters relating to the 'Climate Change Emergency' including; environmental protection and biodiversity (e.g. biodiversity net gain); increased efficiency and decentralising energy supply towards renewable energy; and decarbonising development and travel.

1.3 Updating DM policies will help Arun to shape development towards meeting emerging national legal requirements and best practice, helping to deliver net reductions in carbon and achieve neutrality according to certain timescales. Strategic Policies will also be updated to align subsequently, with DM polices before publicising and examining the local plan.

1.4 Officers have compared the list of current DM policies in the adopted Local Plan 2018 against national policy, guidance and emerging best practice – including where available, any intelligence on the effective use of the policies. This is set out in Appendix 1.

1.5 In summary: the key headlines are:-

- Of the the forty-two development management (DM) polices set out in Appendix 1 fourteen are considered up to date with the remainder twenty-eight needing to be amended including other actions as described in the schedule;
- Further, taking into account the Councils priorities with regard to tackling the 'Climate Change Emergency' it is considered that a review of Strategic Policy ECC SP2 Energy and Climate Change Mitigation is also needed because it overlaps with DM policy ECC DM1 Renewable Energy. Both polices relate to building design, energy efficiency and performance standards and will need to be revised and rationalised together to address national policy changes and the councils corporate net zero carbon standard and any District wide target.
- Similarly, to address higher insulation standards, heat recovery and water efficiency measures, Strategic Policy ECC SP2 will need to be considered together with DM policy 'Policy W DM1 Water Supply and Quality' which sets out the water efficiency performance standard.
- ECC DM1 Renewable Energy provides criteria on which to assess proposals for community based and other renewable energy schemes. This will need to be updated to reflect the need for a positive strategy to delivery decentralised and renewable energy sources and storage including through the allocation of land;
- ENV DM4 Protection of trees – will need updating and be rationalised together with ENV DM5 'Development and Biodiversity' to address setting a national 10% metric for achieving net gain in biodiversity through development, in line with national policy; and their respective contribution to carbon sequestration, flood storage, water quality/nutrient attenuation, air pollution and temperature extremes;
- Policies relating to flood avoidance and management are also guided by Strategic Policy ECC SP1 'Adapting to Climate Change' and so this policy will need to be reviewed together with DM polices W DM4 'Coastal Protection' and W DM2 'Flood Risk'.

### **New polices**

1.6 The early review of DM polices, against the Council's priorities mainly relate to matters of updating and rationalisation of 28 of the existing policies with fourteen polices needing no change. However, it is possible that as a result new stand alone policies may be needed and be more effective.

1.7 The separate agenda item on the Council's draft Vision & Objectives suggests that a number of other topics might also require accommodating bespoke policies to address the following themes:-

- Digital infrastructure;
- Green economy and diversification of agriculture sectors;
- Regeneration proposals, development of green technologies and innovative ways to decarbonise energy and achieve greater efficiencies in construction, design and performance standards;
- The need to deliver housing that is net zero carbon yet is also deliverable to meet a range of affordable tenures and mixes and is cost effective and innovative in terms of design and construction;
- The relationship of buildings and places, to residents every day needs and the efficient use of land which is accessible to services, leisure, greenspace and sustainable travel choices.

1.8 These policy approaches may also require Strategic Policy development not necessarily related to development management and will form part of the parallel work on updating the Local Plan.

1.9 The formulation of new policies and the amendment/updating of existing ones will obviously be reported to future meetings at a stage when relevant evidence has been produced.

**Next Steps**

1.10 Following consideration and agreement to the schedule of proposed priorities for reviewing DM policies in Appendix 1, Officers will progress the early review of DM policies (and two relevant Strategic Policies) as part of evidence commissioning studies and engagement with key stakeholders with a view to undertaking a Regulation 18 Notice Issues and Options consultation in the Winter of 2021 - seeking views about what should be included in the plan.

**3. OPTIONS:**

The following options are available to Members:

1. To agree the Development Management policies list for early engagement and consultation, in order progress the Local Plan update;
2. Not to agree the Development Management policies list which would risk delaying the preparation and eventual adoption of an up to date 'sound' Local Plan to guide local decision making.

**4. CONSULTATION:**

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council		X
Relevant District Ward Councillors		X
Other groups/persons (please specify)		X

5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)	YES	NO
Financial		x
Legal		x
Human Rights/Equality Impact Assessment		x
Community Safety including Section 17 of Crime & Disorder Act		x
Sustainability	x	
Asset Management/Property/Land		x
Technology		x
Other (please explain)		x
<b>6. IMPLICATIONS:</b> An updated Local Plan shaped by a Vision & Objectives, will enable the authority to ensure that determination of planning applications is based on local sustainable policies and aspirations.		
<b>7. REASON FOR THE DECISION:</b> The Vision & Objectives are necessary to ensure that the aspirations of the authority are delivered together with a sound up to date and sustainable Local Plan with which to determine planning applications.		
<b>8. BACKGROUND PAPERS:</b> None.		

## APPENDIX 1: Review of the Arun Local Plan DM policies – April 2020

Policy Title	<b>Recommendation</b> <ul style="list-style-type: none"> <li>• No update</li> <li>• Partial policy update</li> <li>• Full policy update OR</li> <li>• Other actions, unrelated to policy update</li> </ul> <i>Include a brief summary why this recommendation has been made</i> Note – <b>DM*</b> indicates where officer comment made on effectiveness or use of policy in decision making.
LAN DM1 Protection of Landscape Character	<b>Partial update</b> – National policy and guidance highlight shaping places in positive ways that contribute to radical reductions in greenhouse gas emissions, climate resilience and low carbon energy and associated infrastructure. The role of countryside and rural economy is likely to change in some places e.g. decentralised energy sources and storage. Evidence should be commissioned to inform this approach to allocate land in the right places while conserving protective and sensitive landscapes. The policy text may need a full or partial update.
LAN DM2 The Setting of Arundel	<b>‘Other actions’</b> – consider any evidence through consultation with stakeholders on whether any updates needed.
EMP DM1 Employment Land: Development Management	<b>Partial update</b> – <b>DM*</b> clarification of minor wording issue to ensure integration of protected species. {
EMP DM2 Enterprise Bognor Regis	<b>No update</b> – the policy appears to be compliant with national policy and guidance.
TEL DM1 Telecommunications	<b>Partial policy update</b> – <b>DM*</b> policy is little used. However, likely to be of increasing importance. National policy update emphasises setting out a strategic policy – e.g. pattern and scale and quality [and other DM requirements.
RET DM1 Retail development	<b>Full Review</b> – <b>DM*</b> frequently used policy – needs review of: - <ul style="list-style-type: none"> <li>• reuse of vacant retail floorspace (including upper floors)</li> <li>• primary and secondary shopping frontages</li> <li>• Include re-use of vacant buildings to the rear of shops in policy RET DM1 5.</li> <li>• impact assessment for new development of over 200sqm and 1000sqm</li> <li>• Overall further technical work needed to assess this policy approach.</li> </ul>
TOU DM1 Tourism related development	<b>Partial policy update</b> – <b>DM*</b> frequently used, effective policy however, clarify application of policy in relation to all types of caravan/tent site e.g. caravans replaced with lodges for example which have the same level of residential impact.

SO DM1 Soils	<b>Partial policy update – DM*</b> frequently used policy however, not effective because of ambiguity over application of policy criteria; avoidance and mitigation of best soils; and assessing conflicting development and the need for a sustainability and options appraisal.
HOR DM1 Horticulture	<b>Partial policy update – DM*</b> policy not frequently used. Potential to include NPPF requirement to ‘enhance’.
RET DM2 Garden Centres	<b>No update</b> – policy not frequently used. Not directly addressed by national policy or guidance, no local evidence requiring change.
EQU DM1 Equine Development	<b>Partial Policy update – DM*</b> wording clarification needed i.e. the meaning of “Non-residential planning permission will be granted...” in the context of stabling horses.”
H DM1 Housing mix	<b>No update – DM*</b> update;- <ul style="list-style-type: none"> <li>• definition self-build homes compliant with national policy</li> <li>• including role of up-to-date SHMA for special accommodation needs.</li> </ul> <b>Other actions’</b> – further clarification of supporting text for need categories (Affordable housing, Older and disabled, gypsy and travellers, Student housing, Rural housing, Self-build and custom build etc..
H DM2 Independent living and care homes	<b>Partial policy update</b> - updated national policy and guidance providing more emphasis on needs of older people and special needs – this needs further clarification wording on how the authority will consider such provision and scale of provision as part of plan making and viability.
H DM3 Agricultural, forestry and horticultural Rural workers’ dwellings	<b>Partial policy update</b> - updated national policy and guidance providing further clarification on criteria to consider - determining whether provision is necessary to the business/operation, viability, animal welfare, security, scope for improvements to existing accommodation or temporary dwellings, excluding assembly/seasonal workers.
H DM4 Conversion of rural buildings for residential use	<b>Partial policy update</b> – National guidance updates link between strategic polices to determine degree of restrictive policies based on evidence of local need. Also, some potential opportunity to improve references to residential curtilage size and protected species.
D DM1 Aspects of form and design quality	<b>Partial policy update - DM*</b> policy well used and effective at appeal. However, recommend including reference to Masterplan making. This will allow where necessary, masterplans to be required to be adopted as supplementary planning documents where necessary. Consider whether this is included in Policy D DM1 or whether a new policy is needed.
D DM2 Internal space standards	<b>No update</b> – complaint with national policy and guidance (no recent updates). However, should ADC have data which suggest that internal space standards beyond the nationally described space standard is required then this policy may require updating. <b>Other actions’</b> – establish monitoring of local evidence on standards being achieved.
Paragraph 13.3.5 External space standards	<b>No update</b> –The Arun Design Guide SPD includes guidance on external space standards.



D DM4 Extensions and alterations to existing buildings (residential and non-residential)	<b>No update</b> –compliant with national policy and guidance, no local evidence requiring change.
<b>The following two Policies are Strategic Policies in the greyed-out rows</b>	
ECC SP1 Adapting to Climate Change	<b>Partial policy update</b> – updated national policy and guidance on adaptation and mitigation measures: - <ul style="list-style-type: none"> <li>• Spatial strategy on natural flood management,</li> <li>• Land provision for physical protection measures and</li> <li>• Future relocation of vulnerable development and infrastructure from flood risk/climate change</li> <li>• Sequential approach in Policy W DM2 is likely to need updating as when further updated climate change allowances are published by Environment Agency (e.g. Coastal flooding March 2020).</li> </ul>
ECC SP2 Energy and climate change mitigation	<b>Partial update</b> - compliant with updated national policy and guidance however: - <ul style="list-style-type: none"> <li>• Climate Change Emergency and Zero Carbon 2050 will need to be accommodated;</li> <li>• Government initiatives (10 point plan) to deliver COP18 commitments;</li> <li>• ADC Council commitment to contribution to net zero carbon by 2030 and steps towards a district wide target.</li> </ul>
ECC DM1 Renewable Energy	<b>Partial policy update</b> – updated national policy and guidance: - <ul style="list-style-type: none"> <li>• Scope to delivering co-location of developments and facilities (e.g. CHP/district heating)</li> <li>• Additional compatibility of energy policy with amenity/heritage - impact and significance and important to their setting</li> <li>• Protecting local amenity and cumulative impact be given proper weight in planning decisions.</li> </ul>
OSR DM1 Protection of open space, outdoor sport, community and recreation facilities	<b>No update – DM*</b> policy frequently used effective. Compliant with national policy and guidance, no local evidence requiring change.
T DM1 Sustainable Travel and Public Rights of Way	<b>Partial policy update – DM*</b> clarification needed on operation of criteria (e.g. closed or inclusive list) and overlap with Policy T SP1. Scope for;- <ul style="list-style-type: none"> <li>• “Active Travel” reference, the Design Guide and reference to Healthy Lifestyles and carbon emission reductions.</li> <li>• Monitor EV technology and prepare updates to Parking SPD where required/include new policy.</li> <li>• Offsite infrastructure projects will be funded by CIL</li> </ul> <p>Consolidating text from TSP1 (Transport and Development) and TDM1</p>

T DM2 Public Parking	<b>Partial policy update</b> – compliant with national policy and guidance – however as for T DM1 above – scope to balance the use of public car parks in town centres with improvements to public transport hubs/connectivity with town centres.
HER DM1 Listed Buildings	<b>No update</b> – compliant with national policy and guidance. However, keep under review.
HER DM2 Locally Listed Buildings or Structures of Character	<b>Partial policy update</b> – compliant with national policy and guidance. However, scope to improve the future proofing of the policy to deal with the issue of placing criteria outside of the policy to allow for change. <b>‘Other action’</b> – supporting text to list criteria and scope for other evidence and SPD.
HER DM3 Conservation Areas	<b>No update</b> – compliant with national policy and guidance.
HER DM4 Areas of Character	<b>Partial policy update</b> - compliant with national policy and guidance. However, scope to improve the future proofing of the policy to deal with the issue of placing criteria outside of the policy to allow for change. <b>‘Other action’</b> – supporting text to list criteria and scope for other evidence and SPD.
HER DM5 Remnants of the Portsmouth and Arundel Canal	<b>No update</b> – no updated national policy and guidance or no local evidence requiring change.
HER DM6 Sites of Archaeological Interest	<b>Partial Update</b> – <b>DM*</b> more concise policy wording needed. National policy emphasis on ‘significance of assets. Review to ensure concise and that the policy to include references to ‘significance’
ENV DM1 Designated Sites of Biodiversity or geographical importance	<b>No update</b> - compliant with national policy and guidance. [Net gains in bio-diversity see ENV DM5]
ENV DM2 Pagham Harbour	<b>No update but keep under review</b> – <b>DM*</b> well used, effective. Compliant with national policy but minor addition required for purposes of clarity on Zone A mitigation requirement where no impact and clarify reference to ENV DM1 test criteria. <b>‘Other actions’</b> - keep under review local evidence on efficacy and scope of the policy. with regard to mitigation, nitrates and water quality.
ENV DM3 Biodiversity Opportunity Areas	<b>No update</b> - compliant with national policy and guidance. <b>‘Other actions’</b> – review scope for specific enhancement/management actions for specific corridors/networks – perhaps SPD.
ENV DM4 Protection of trees	<b>Partial policy update</b> – compliant with national policy and guidance. However, scope for integration with net bio-diversity gain policy objectives in policy ENV DM5.
ENV DM5 Development and biodiversity	<b>Partial policy update</b> - compliant with national policy and guidance. However, does not include a measurable metric on net gains in biodiversity e.g. 10% (pending Government policy) and may also need habitat establishment and maintenance element.

W DM1 Water supply and quality	<p><b>Partial policy update – DM*</b> modest use, effective. However, national policy and guidance updated. Emphasise need for WFD objectives to achieve ‘good’ status for water bodies and reference to 25-year Environment Plan (e.g. groundwater and abstraction SPZs etc) design considerations (e.g. Permeable surfaces of green infrastructure multiple benefits) and site wastewater treatment/connection.</p> <p><b>‘Other actions’</b> – strengthen cross boundary and duty to cooperate actions.</p>
W DM2 Flood Risk	<p><b>Partial policy update – DM*</b> well used and effective although scope to include clearer reference to need for sequential assessment to take into account future climate change. Broadly compliant with national policy and guidance directly covering flood risk but makes no reference to requirement for specific allocation of land for natural flood relief. Scope for rationalising with policy W DM4.</p>
W DM3 Sustainable Urban Drainage Systems (SuDS)	<p><b>No update</b> - compliant with national policy and guidance.</p>
W DM4 Coastal Protection	<p><b>Partial policy update –</b> compliant with national policy and guidance. However, review local evidence to determine need to designate any Coastal Change Management Areas (CCMA) and integrate with policy W DM2 or create new policy.</p>
Natural resources and minerals safeguarding	<p><b>‘Other action’</b> – the adopted Joint Minerals Local Plan 2018 provides the policy framework for minerals safeguarding in Arun. Arun will liaise under the ‘Duty to Cooperate’ with the joint Minerals Planning Authorities (West Sussex County Council and South Downs National Park) on any requirements for the Arun Local Plan review.</p>
WM DM1 Waste Management	<p><b>No update</b> - compliant with national policy and guidance.</p> <p><b>‘Other action’</b> – the adopted Joint Waste Local Plan 2014 was recently reviewed and found not to need updating. This plan provides the up to date policy framework for waste disposal in Arun. Arun will liaise under the ‘Duty to Cooperate’ with the joint Waste Planning Authorities (West Sussex County Council and South Downs National Park) on any requirements for the Arun Local Plan review.</p>
QE DM1 Noise Pollution	<p><b>Partial Policy update – DM*</b> well used effective. Updated national policy and guidance introduces:</p> <ul style="list-style-type: none"> <li>• Early acoustic design considerations,</li> <li>• levels of impact significance (including cumulative and sensitive uses and noise exposure hierarchy table) and</li> <li>• Mitigation – improved local environmental conditions,</li> <li>• ‘agent of change’ principle.</li> </ul>

QE DM2 Light Pollution	<p><b>Partial Policy update - DM*</b> well used effective. Updated national policy and guidance introduces</p> <ul style="list-style-type: none"> <li>• lighting design considerations,</li> <li>• addressing impacts (including cumulative and sensitive uses) and</li> <li>• mitigation – ‘agent of change’ principle.</li> </ul>
QE DM3 Air Pollution	<p><b>Partial policy update</b> – updated national policy and guidance - include reference to: -</p> <ul style="list-style-type: none"> <li>• green infrastructure and tree planting as a mitigation measure for all developments to reduce air quality impacts.</li> </ul> <p>This also relates to updates mentioned above to Policy T DM1.</p>
QE DM4 Contaminated Land	<p><b>Partial policy update</b> – compliant with update to national policy and guidance – but could clarify: -</p> <ul style="list-style-type: none"> <li>• That allocation of land known to be contaminated will only be for appropriate forms of development and</li> <li>• Clarity on the approach to remediation and responsibility of developers for monitoring - including future remedial action.</li> </ul>

## ARUN DISTRICT COUNCIL

### REPORT TO AND DECISION OF PLANNING POLICY ON 1 JUNE 2021

#### REPORT

**SUBJECT:** Funding to review/update made Neighbourhood Development Plans

**REPORT AUTHOR:** Donna Moles - Senior Planning Officer

**DATE:** 14<sup>th</sup> May 2021

**EXTN:** 37697

**AREA:** Planning Policy

#### EXECUTIVE SUMMARY:

The Council continues to support Parish Councils preparing Neighbourhood Development Plans (NDP) and NDP reviews following adoption of the Arun Local Plan 2018 in order to help deliver the housing requirement for the Local Plan period 2011-2031.

On 19th June 2017, Cabinet resolved to granting funding of up to £5,000 per Neighbourhood Plan Group (NPG) (up to £105k in total for all parishes within ADC LPA) for any parish that is updating their Plan or creating a new Plan and will have reached a stage within 3 years (post Local Plan adoption) where a Plan is proposing an appropriate scale of housing development and this report proposes to continue the provision of this grant. In order to assist Parish Council's and those groups who intend to produce new or modified Plans as a result of the Council's decision to update the Local Plan and consequent abandonment of the Non-Strategic Sites Development Plan Document, Arun District Council will provide grant funding of up to £5,000 per parish for any town/parish that is updating their Plan and which will commence within 3 years (of this meeting date i.e. 1 June 2021) where a Plan is proposing an appropriate scale of housing development.

Arun District Council receives funding from central government to support the preparation of Neighbourhood Plans and there is sufficient funding within this budget to be able to provide additional funding (over and above further government grants that are available) to support new or updated Neighbourhood Development Plans.

#### RECOMMENDATIONS:

1. To approve grant funding of up to £5,000 per parish for any town/parish that is updating their Plan and will commence within 3 years (of the date of this meeting i.e. 1 June 2021) where a Plan is proposing an appropriate scale of housing development.
2. To delegate decisions on individual parish grant distribution to Group Head of Planning or his nominated representative.

## **1. BACKGROUND:**

- 1.1 Arun District Council has an adopted Local Plan which seeks contribution of housing allocations towards the non-strategic (i.e. sites of typically below 300 dwellings) housing requirement of 1,250 dwellings, both from Neighbourhood Development Plans (NDP) and a Non-Strategic Sites Development Plan Document (DPD). On 15 January 2020 the Council decided to update the adopted Arun Local Plan 2018 (ALP2018) and consequently abandoned the NSSDD. The Council currently is unable to demonstrate a 5-year housing land supply (HLS) and has also been subject to penalties under the Government's Housing Delivery Test.
- 1.2 The Council updated its Local Development Scheme in July 2020. This set the overall plan making timetable for the local plan update for plan adoption in 2023 and reflects the Council's priorities for urgently updating the Development Management policies in the ALP2018. In the interim, Parishes that would have been subject to housing allocations through the NSS DPD may now need to rely on preparing or updating their own NDP to help address the council's shortfall in housing land supply and the 5-year HLS in particular. For this reason, the Neighbourhood grant regime needs to be updated and the deadline period extended to assist any Parishes wishing to progress NDP reviews within the next 2 years to help address the current plan housing shortfall.
- 1.3 On 19th June 2017, Cabinet resolved to granting funding of up to £5,000 per Neighbourhood Plan Group (up to £105k in total for all parishes within ADC LPA) for any town/parish that is updating their Plan or creating a new Plan and will have reached a stage within 3 years (post Local Plan adoption) where a Plan is proposing an appropriate scale of housing development and this report proposes to continue the provision of this grant. To date, 3 Parish and Town Councils have claimed this grant for updating their NDP.
- 1.4 Arun District Council is at the forefront in promoting Neighbourhood Planning. To further assist our Parish and Town Councils who intend to produce new or modified Plans we are proposing to provide grant funding of up to £5,000 per town/parish for any town/parish that is updating their Plan and will commence within 3 years (from the date of this meeting i.e. 1 June 2021) where a Plan is proposing an appropriate scale of housing development.

## **2. PROPOSAL(S):**

- 2.1 At the moment, there is no legal obligation for Arun District Council to distribute the burden funding received by MHCLG, to Parish and Town Councils. Other authorities have decided to retain the monies received and put it towards any additional costs incurred as a result of Neighbourhood Plan production. However, it is recommended that in the spirit of our working relationships with Town and Parish Councils that we allocate some of this funding. To date, 3 Parish and Town Councils have claimed grant for updating NDP which means that a remaining 18 Parishes can still apply and therefore, a total to be claimed could amount to £90,000.

- 2.2 There are no conditions attached to the burden funding received from Government, although Arun District Council needs to ensure complete transparency for clear accountability in order to provide an audit trail of where the money went and how it was spent. To this end we are seeking approval for allocating this funding of up to £5,000 per parish for any parish that is updating their Plan and will commence within 2 years (from the date of this meeting i.e. 1 June 2021) where a Plan is proposing an appropriate scale of housing development.
- 2.3 In addition to this Arun NDP grant funding, the parishes can also claim grant funding from Ministry of Communities and Local Government (MHCLG). All groups writing a neighbourhood plan or neighbourhood development order will be eligible to apply for up to £10,000 in grant. Groups facing more complex issues can apply for specific packages of technical support where needed and may also be eligible for further £8,000 in grant.

**3. OPTIONS:**

The options considered are:

- A) Not provide the parish/town councils with any grant funding.
- B) Provide grant funding of up to £5000 per parish for any parish that is updating their Plan and will commence within 3 years (from the date of this meeting i.e. 1 June 2021) where a Plan is proposing an appropriate scale of housing development.

Option A does not show any commitment to working with the groups in updating the plans. Option B reflects the spirit of Localism and our continued support for the parish/town councils to guide and assist them in bringing NDPs forward.

**4. CONSULTATION:**

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council		x
Relevant District Ward Councillors		x
Other groups/persons (please specify) Neil Crowther - Group Head of Planning Karl Roberts - Director of Place Claire Rowlands - Finance	x	

5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)	YES	NO
Financial	x	
Legal		x
Human Rights/Equality Impact Assessment		x
Community Safety including Section 17 of Crime & Disorder Act		x
Sustainability		x
Asset Management/Property/Land		x
Technology		x
Other (please explain)		x
<p><b>6. IMPLICATIONS:</b></p> <p>The decision to approve the grant support has financial implications.</p> <p>There are no time constraints imposed by Government within the regulations or legislation which is intended to promote flexibility, this Council can therefore set their own time frames with spending the money.</p>		
<p><b>7. REASON FOR THE DECISION:</b></p> <p>To get authorisation for funding to support new or updated Neighbourhood Development Plans and provide greater certainty on the Council's commitment to this agreed approach.</p>		
<p><b>8. BACKGROUND PAPERS:</b></p> <p><b>Planning practice guidance:</b></p> <p><i>Updating a Neighbourhood Plan</i></p> <p><a href="http://www.gov.uk">Neighbourhood planning - GOV.UK (www.gov.uk)</a></p>		



## ARUN DISTRICT COUNCIL

### REPORT TO AND DECISION OF PLANNING POLICY COMMITTEE ON 1 JUNE 2021

**SUBJECT: DELIVERY OF WEST BANK STRATEGIC ALLOCATION**

**REPORT AUTHOR:** Karl Roberts – Director of Place

**DATE:** 27 April 2021

**EXTN:** 37760

**AREA:** Planning & Technical Services

#### **EXECUTIVE SUMMARY:**

The successful delivery of the West Bank strategic allocation in the Local Plan requires a complex set of interactions in order to deliver the required homes, other uses and infrastructure. The ability to achieve this is also governed by viability considerations. The landowners have sought to take this project forward as a single entity through the use of development promoters. However, this has not been possible, largely on viability grounds. Therefore, this report seeks to promote an alternative approach where the Council will take the lead for preparing a Supplementary Planning Document to agree a comprehensive masterplan for a development to be delivered in phases where each phase works both in its own right but also contributes to the delivery of the overall masterplan. To improve the chances of a successful delivery of this development this work will also consider whether further development along the western bank of the river to the south of the allocation should be supported along with works between the allocation site and Clymping Beach to aid coastal defence.

#### **RECOMMENDATIONS:**

That the Committee approves, subject to funding being agreed, the following:

- 1) The Council commissions a detailed masterplan for the West Bank strategic allocation including indicative phasing and a comprehensive viability appraisal;
- 2) The Council commissions as complementary guidance a detailed policy statement for areas adjoining the allocation to the south including along the riverside and towards Clymping Beach;
- 3) The Council establishes an Officer Working Group with representatives of key landowners and the relevant parish councils to take forward the project and hold wider consultative discussions with the wider community and stakeholders.

That the Committee recommends to the Corporate Policy & Performance Committee the following:

- 4) Should any application for funding for this project submitted to the UK Community Renewal Fund be unsuccessful, then a supplementary budget of up to £100,000 to fund the cost of (1) & (2) above be agreed as the Council's contribution to the cost of

the project;

This equates to a Council tax equivalent of £1.60 for a typical Band D property.

- 5) The Council accept financial contributions from third parties to support the delivery of (1) and (2) above.

**1. BACKGROUND:**

- 1.1 The progression of delivering the West Bank Strategic Allocation as a single development opportunity has currently stalled. Two major site promoters were invited by the landowners to bid for the opportunity to promote the site for development. These site promoters undertook detailed due diligence, but this established that ground conditions were poor which consequently increased the likely construction costs. This coupled with the extent of the infrastructure required to deliver a satisfactory scheme impacted on the overall financial viability of the proposal. The site promoters decided not to enter into any formal agreement and withdrew because the financial risks were considered substantial. It is also worth noting at this juncture that external funding has also been sought in the past to assist with the delivery of the infrastructure, but these bids were unsuccessful.
- 1.2 As a consequence, a new approach is required if this Strategic Allocation is to be delivered. If it continues to be shown that the allocation is not deliverable then serious consideration should be given to de-allocating the site from the Local Plan, although this would also mean seeking an alternative location for the current proposal to deliver 1000 homes here. However, every opportunity should be taken to facilitate the delivery of the allocation before such an action is considered further.
- 1.3 It is also important to remember that the allocation is intended to be for a mixed use development with other uses associated with a riverside location also proposed including business and hospitality as well as an attractive riverside public realm including linkages with the proposed River Arun cycleway.

**2. PROPOSAL(S):**

- 2.1 The previous approach sought the delivery of the allocation as a single development constructed in essence, in one go. The new approach being advocated is to seek to deliver the development as a series of discrete phases which can work both independently but also contribute to the delivery of a detailed masterplan.
- 2.2 To achieve this, a very detailed piece of work would need to be undertaken to update the current masterplan and set out the proposals in much greater detail. This would include showing how each individual phase would contribute to the required infrastructure either directly through on-site provision or through financial contributions, and how the issue of 'equalisation' is addressed so that each phase is subject to a similar financial burden. It would also need to be established whether there was a requirement for there to be an order in terms of the delivery of individual phases. For example, those phases which were intended to address flood defence measures first.

2.3 The image below shows the current extent of the West Bank Development.



Source: Littlehampton Economic Growth Area - Development Delivery Study - Arun District Council -Final Report - June 2016

- 2.4 In order for the Council to be able to be able to rigorously pursue the guidance produced as part of any decision making through the planning system the guidance will need to enjoy the status of a Supplementary Planning Document.
- 2.5 Whilst, the intention is not to expand the physical extent of the strategic allocation as set out in the Local Plan there are good reasons why it would be appropriate to consider other development opportunities both along the western side of the river and between the strategic allocation and the sea at Clymping Beach.
- 2.6 Firstly, the potential extent of the required flood defences along the river extends further south than the allocated area and therefore the opportunity should be taken to look to extend the extent of the potential development area further south.
- 2.7 Secondly, the recent breach of sea defences at Clymping Beach (2020) requires a strategic solution. The landowners and others have promoted some interesting solutions which warrant further considerations alongside the West Bank work as the allocation will need to be protected from any threat from the sea.
- 2.8 Since this would be outside the Local Plan allocation the Council would need to create and consult upon a positive policy narrative for these additional areas to sit alongside the supplementary planning guidance proposed for the strategic allocation.

- 2.9 The cost of producing the required SPD and parallel policy work and narrative will be significant because it requires the development of a comprehensive masterplan and detailed viability work for the allocation as a whole and the individual phases.
- 2.10 Some soft market testing that has been undertaken suggests that a minimum budget provision should be made for at least £100,000. This is a significant sum of money and therefore the principal landowners have been contacted about the possibility of them making financial contributions to the cost of the required SPD work. Homes England have also been contacted to determine whether they would financially support the development of the SPD. Finally, West Sussex County Council has been invited on behalf of this Council to include the cost of this work in any bid to the UK Community Renewal Fund which was launched alongside The UK Levelling Up Fund by the Government in the budget. The outcome of these approached is awaited. Equally, third party contributions will be particularly helpful if the work reveals the need to address issues which could not have been reasonably foreseen and therefore increases the cost of the project.
- 2.11 Progress on the project and future reports will be presented to the Planning Policy Committee at regular intervals.
- 2.12 If any Committee decides to reject this proposal then the outcome in the short term will be even further pressure to allow development on unallocated sites to deliver the proposed 1000 homes. In the medium to long term the outcome is likely to require the de-allocation of the strategic allocation in either this plan or any updated Local Plan.

- 3. OPTIONS:**
- 1) To proceed as suggested.
  - 2) Vary the terms of the project.
  - 3) To reject the project.

**4. CONSULTATION:**

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council		x
Relevant District Ward Councillors		x
Other groups/persons (please specify) – Key Landowners	x	

<b>5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)</b>	<b>YES</b>	<b>NO</b>
Financial	x	
Legal	x	
Human Rights/Equality Impact Assessment		x
Community Safety including Section 17 of Crime & Disorder Act		x
Sustainability	x	
Asset Management/Property/Land	x	
Technology		x
Other (please explain)		
<b>6. IMPLICATIONS:</b> To undertake this project will require a significant investment which is not currently budgeted for. The guidance produced will be a material consideration in future planning decisions.		
<b>7. REASON FOR THE DECISION:</b> To facilitate the delivery of the West Bank strategic allocation in the Local Plan.		
<b>8. EFFECTIVE DATE OF THE DECISION: 1 June 2021</b>		
<b>9. BACKGROUND PAPERS:</b> None		

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# Agenda Item 13

<b>Planning Policy Committee</b>	<b>Report Author</b>	<b>Date of Meeting</b>	<b>Full Council Meeting Date</b>
Karl Roberts, Neil Crowther			
Local Plan Update	K Owen	<b>1 June 21</b>	14 July 21
Arun Active Travel Study (Phase 1)	K Owen		
Evidence Base Commissioning Update	K Owen		
Infrastructure Investment Plan – Briefing Note	K Owen		
Creating Healthy & Sustainable Places – WSCC	K Owen		
Local Plan Updated – Development Management Policies	K Owen		
Funding to Review/Update Made Neighbourhood Development Plans	D Moles		
		<b>20 July 21</b>	15 September 21
Coastal Change Management Areas	R Spencer	<b>6 Oct 21</b>	10 Nov 21
		<b>30 Nov 21</b>	12 Jan 22
		<b>25 Jan 22</b>	9 March 22
		<b>15 March 22</b>	11 May 22

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