



# Public Document Pack

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

Committee Manager Katherine Davis (01903 737984)

22 January 2024

## PLANNING POLICY COMMITTEE

A meeting of the Planning Policy Committee will be held in **Council Chamber, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF** on **Tuesday 30 January 2024 at 6.00 pm** and you are requested to attend.

Members: Councillors Lury (Chair), Yeates (Vice-Chair), Bower, Elkins, Harty, Huntley, Long, McAuliffe, Partridge, Mrs Stainton and Tandy

### ***PLEASE NOTE:***

A live webcast of the meeting will be available via the Council's Committee [webpages](#).

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 **Tuesday 23 January 2024** in line with current Committee Meeting Procedure Rules.

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. MINUTES

(Pages 1 - 10)

The Committee will be asked to approve as a correct record the Minutes of the Planning Policy Committee held on 28 November 2024.

## 4. 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

## 5. PUBLIC QUESTION TIME

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

## 6. COMMITTEE REVENUE AND CAPITAL BUDGETS 2024/25 - PLANNING POLICY

(Pages 11 - 16)

The purpose of the report is for this Committee to consider and recommend its 2024/25 revenue budget revenue budget, which will be submitted to the Policy and Finance Committee on 8 February 2024. The Policy and Finance Committee will consider the overall revenue budget for 2024/25 so that it can make recommendations to a Special Meeting of the Council on 21 February 2024 and set level of Council Tax for the District for 2024/25.

## 7. QUARTER 3 BUDGET MONITORING REPORT

(Pages 17 - 20)

The report sets out in further detail the Committee's Revenue and Capital programme budget performance projections to the 31 March 2024.

8. ARUN AUTHORITY MONITORING REPORT (AMR) (Pages 21 - 122)

This report presents the Arun's Monitoring Report 2022/23. The full draft report is provided as Background Paper 1 (published on the council's web site).
9. ARUN BROWNFIELD LAND REGISTER (Pages 123 - 146)

The report updates the committee on Arun's Brownfield Land Register 2023 and any changes to it since it was published in 2022. The Brownfield Land Register (BLR) will then be published and used as the basis for the annual BLR statistical return to Government required by national legislation
10. REVISED NATIONAL PLANNING POLICY FRAMEWORK DECEMBER 2023 (Pages 147 - 154)

Due to time constraints between publication and Committee deadlines, this report will not be published with the main agenda and will instead be published a week before the meeting.
11. ARUN DISTRICT DESIGN GUIDE SPD UPDATE (Pages 155 - 158)

Following the public participation period, because of reporting timescales and limited scope of changes proposed, this report recommends member agreement (i.e. adoption) of the focused changes in the SPD update, should only minor changes be received from any representations.
12. ARUN SECONDARY SCHOOL STUDY UPDATE (Pages 159 - 168)

This report updates the Committee on the 'Arun Secondary School Study' update which has been undertaken in consultation with West Sussex County Council (the Local Education Authority). The study update is seeking to resolve the allocation of a sustainable and deliverable site for the accommodation of a '10 Form Entry Secondary School' (with room for '4 Form Expansion' and '6<sup>th</sup> Form' provision) to serve the new communities being developed in Strategic Allocations within Arun.
13. NEW DEVELOPMENT IN ARUN RESIDENTS SURVEY (KINGLEY GATE, LITTLEHAMPTON) (Pages 169 - 202)

To update Committee on the results and key findings of the Residents Survey (Background Paper 1) that was undertaken throughout the Kingley Gate housing development.

14. Q3 PERFORMANCE REPORT FOR THE KEY PERFORMANCE INDICATORS (KPI'S) WHICH FORM PART OF THE COUNCIL'S VISION 2022-2026. (Pages 203 - 208)

This report sets out the performance of the Key Performance indicators at Quarter 3 for the period 1 April 2023 to 31 December 2023.

## **OUTSIDE BODIES - FEEDBACK FROM MEETINGS**

15. WORK PROGRAMME (Pages 209 - 212)

The committee work programme is attached for members to note.

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 [PART 8 - CP - Section 5 Filming Photographic Protocol](#)

# Agenda Item 3

Subject to approval at the next Planning Policy Committee meeting

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## PLANNING POLICY COMMITTEE

28 November 2023 at 6.00 pm

Present: Councillors Lury (Chair), Yeates (Vice-Chair), Bower, Elkins, Harty, Huntley, Long, McAuliffe, Partridge and Tandy

### 419. APOLOGIES

Apologies for absence were received from Councillor Stainton.

### 420. DECLARATIONS OF INTEREST

Councillor Tandy declared a personal interest in respect of Agenda Item 10 as he was a secondary school teacher at a school in the District.

Councillor Elkins declared a personal interest in respect of Agenda Item 10 as a member of West Sussex County Council.

### 421. MINUTES

The Minutes of the Planning Policy Committee held on 21 September 2023 were approved and signed by the Chair.

### 422. 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

There were no urgent items for consideration.

However, under this item the Chair informed the Committee that a further joint letter from the Group Leaders, dated 8 October 2023, had been sent to the Rt Hon Michael Gove, Secretary of State for Levelling Up in light of the recent widespread flooding in the Arun District. The letter requested a response to their original letter, dated 1 August 2024 about the current situation in Arun District and the issues it was experiencing due to the current Planning Policy.

### 423. PUBLIC QUESTION TIME

There were no public questions.

### 424. BUDGET MONITORING REPORT TO 30 SEPTEMBER 2023

The Group Head of Finance and Section 151 Officer was invited by the Chair to present the report, which set out the 2023/24 forecast revenue budget outturn as at Quarter 2. He referred to Table 1 at paragraph 3.1, which anticipated an overspend of £452,000. In referring to the variances outlined at

paragraphs 3.2-3-4, he explained that an under achievement of £558,000 for the planning income fee against the budget was anticipated. He explained that the budget for 2023-24 was based on the previous three financial years of data, which had buoyant levels of increased fee income. However, during this financial year that buoyancy had not continued, which was an issue also affecting other local authorities in West Sussex. However, the Government has announced that planning application fee increases would be increased from 6 December 2023. He confirmed that this situation would be closely monitored, as it was too early to assess the impact on the budget. An underspend of £676,000 was anticipated due to the high number of staff vacancies, arising from the difficulties in recruiting suitably qualified staff, but this had been partially been offset by a cost increase of £570,000 in the use of agency staff.

The Chair then invited questions and comments from members. The Group Head of Planning responded to a question, as to whether the Council had seen a sudden increase in planning applications for large developments in anticipation of the increase in planning fees on 6 December 2023. He replied that as the increase in planning fees had only recently been announced, it was too early to take a view. He advised that he would need to confirm but from memory the planning fee increase would be on a varying scale, from 25% for smaller applications and 35% for larger applications. A member noted with interest that planning fee increases going forward were index linked annually, which could result in the receipt of substantial fee income from large developments

Referring to paragraph 3.4 of the report relating to the high number of vacancies across the planning service, a member commented that, neighbouring local planning authorities with similar recruitment issues were now with a full complement of planning officers. He asked if officers were liaising with these local authorities to see how they had resolved their recruitment issues. The Group Head of Planning advised that regular meetings took place with officers across the District, some of whom had an advantage of having a '360' degree geographic location to recruit from, whereas the Council was disadvantaged by its location on the coast reducing the Council's demographic for potential candidates. Details were provided of the use of apprenticeships in Planning over the last nine years. Many of the Planning apprentices had been retained by the Planning Department and developed once they had completed their apprenticeship, although it would take some time to filter into more senior positions. Members were reassured on hearing the success of the apprenticeship scheme.

The Group Head of Planning undertook to recirculate the Planning Service officer structure chart so that the Committee could be kept apprised of where the vacancies were.

Responding to a question about the implications for next year's budget, the Group Head of Finance and Section 151 Officer confirmed that the introduction of an annual planning fee increase could help to mitigate the impact

on the underachieving budget. Officers were currently assessing the impact the increase will have on the 2024-25 budget and beyond.

The Group Head of Planning added that the indexation of the planning fees would start from 1 April 2025.

A report on the proposals for the 2024-25 budget will be reported to the next Planning Policy Committee on 30 January 2024.

425. Q2 PERFORMANCE REPORT FOR THE KEY PERFORMANCE INDICATORS (KPI'S) WHICH FORM PART OF THE COUNCIL'S VISION 2022-2026.

The Group Head of Planning was invited by the Chair to introduce the report.

The Chair then invited questions and comments from members.

The Group Head of Planning undertook to provide details of what the timeline would be for the review or addition of a KPI and to confirm if the process was through the Audit and governance Committee.

A comment was made by a member that KPI CP 36 'Number of New homes Competed' at Appendix 1, was a target that the Council had no control over, it being in the hands of the developers when they completed developing a site. It was hoped that this target could be removed as it was considered there were more important targets concerning the Development Management side of the Planning service. The Group Head of Planning explained that the information gathered to produce the out turn was not exact. Officers did not monitor the sites and relied on the annual data produced by West Sussex County Council, along with data obtained from Building Control and Council Tax and could be a combination of both completions and occupancy. The information gathered was not an exact science and was based on the best data available at that time out-turn figures were based on the best information available at the Council at that time. The 'Quarter 2 Commentary' column included a combination of both completions and occupations.

He undertook to feedback to the Group Head of Organisational Excellence that the Committee would like to see completions and occupations individually set out in the Appendix.

The Committee noted the report.

426. DIRECTION OF TRAVEL DOCUMENT

The Chair invited Kevin Owen, Planning Policy & Conservation Manager to present the report to the Committee. He explained the context for producing the Direction of Travel Document (DoTD) was because it formed part of the process for the Arun Local Plan update following the Council's lifting of the

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pause in July 2023. The Council was in the early stages being at Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 of the process. The DoTD would be used to consult the public and stakeholders on their views on what the content of the Local Plan should be. Testing of the DoTD would take place with workshops planned for the following week with various stakeholders before being refined before public consultation in February 2024. The topics in the DoTD, outlined at paragraph 4.4, were grouped around the Council's Vision and Objectives. He referred to the member briefing on the structure and content of the DoTD held on 7 November 2023. He emphasised that this was the start of the Plan Making process, before work began on what the Plan should look like.

The Chair then invited questions and comments from members. A discussion took place concerning the Committee's consideration of the Direction of Travel document at this point in time. Members expressed concern that they were being asked to recommend the DoTD for approval for public consultation before member Stakeholder Workshops to inform the DoTD had taken place. Members were dissatisfied because further changes may be made to the document without the Committee being able to consider their suitability before going out to public consultation. A suggestion was made that the Committee should be allowed to attend the workshops as well to hear the views of the stakeholders.

The Group Head of Planning advised that there would be further opportunities for consultation on the plan preparation with members. The holding of the stakeholder workshops was part of the initial stage of the process and had taken place during previous Plan reviews. If the Committee was minded to defer consideration of the Direction of Travel document to enable them to consider the outcomes of the Workshops, members should be mindful of the timescales and process for the Council's future plan making process and the effects any delays foreseen or unseen may have on the timetable. It was important that officers did not receive individual member comments, rather members as a Committee should agree the DoTD. Officers clarified that the stakeholder attendees included such organisations as the Environment Agency, Southern water etc at the DoTF workshops.

At the conclusion of the discussion Councillor Elkins, having listened to the views of members during the debate the Chair suggested that discussion of this item should be deferred pending the public and stakeholder workshops due to take place the following week. The amended DoTD could be brought to a Special Meeting of the Committee to consider the outcomes of the workshops and to assess the suitability of the amendments made and whether they would fundamentally change the content of the DoTD. This proposal was then recommended by Councillor Elkins and seconded by Councillor McAuliffe.

The Committee

RESOLVED



That a Special meeting of the Planning Policy Committee be arranged to consider amendments made to the Direction of Travel Document following the outcome of the Direction of Travel Document Stakeholder Workshops.

427. REGULATION 19 PUBLICATION ARUN GYPSY & TRAVELLER & TRAVELLER SHOWPEOPLE DEVELOPMENT PLAN DOCUMENT

The Planning Policy & Conservation Manager was invited by the Chair to present the report. The Gypsy and Traveller and Traveller and Showpeople Development Plan Document (G&T DPD) was a Local Plan and needed to proceed to public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulation 2012. He outlined the additional evidence work, at paragraph 3.3 of the report, that had taken place for site specific matters proposed for inclusion in the G&T DPD to address these matters.

The recommendations were proposed by Councillor Bower and seconded by Councillor Tandy.

The Chair invited members to make comment or ask questions. A request was made that the site descriptions should be standardised in the report to include the village or town where they were located.

The Committee

RESOLVED

1. That the Regulation 19 Publication Gypsy & Traveller and Traveller Showpeople Development Plan Document (G&T DPD) consultation take place for 6 weeks from 13 December 2023 to 7 February 2024;
2. That following public consultation, the Regulation 19 Publication Gypsy & Traveller and Traveller Showpeople Development Plan Document be referred to Full Council for approval before submission to the Secretary of State (for Examination in Spring 2024); and
3. That delegated authority is given to the Group Head of Planning in consultation with the Chair and Vice Chair of Planning Policy Committee to finalise proposed submission documents for consultation and following submission, to agree modifications should they be necessary during examination.

428. ARUN SECONDARY SCHOOL STUDY UPDATE

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The Chair informed the Committee that he would like to propose to defer consideration of the report on the Arun Secondary School Study until the next meeting on 30 January 2024. A deferral of this item would enable the Committee to visit all the sites. In particular this would be of benefit to those new Committee members recently elected, to familiarise themselves with all the options, thus ensuring all members were able to make an informed decision on the proposals in the event the preferred option did not come forward. A discussion then took place on the suggestion to defer this Item for a site visit. This proposal was then recommended by Councillor Lury and seconded by Councillor Yeates.

Councillor Elkins redeclared his personal interest as a member of West Sussex County Council.

The Group Head of Planning confirmed that if the Committee deferred consideration of today's report, any delays would be to the provision of the infrastructure and not to the determination of planning applications, which were progressing by obtaining the S.106 contributions. In the interim, S.106 transportation receipts for the secondary school were being secured. If members were minded to defer this item, he urged members to carry out the visit in their own time.

The Committee

RESOLVED

That consideration of the Arun Secondary School Study Update report should be deferred to the next meeting on 30 January 2024, to enable the Committee to carry out a site visit.

429. ARUN DISTRICT DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT (SPD) UPDATE

The Planning Policy & Conservation Manager was invited by the Chair to present the report. The purpose of the Arun District Design Guide Supplementary Planning Document was to provide more detail and explain what was meant by good design and to support policies in the adopted Arun Local Plan. It was a material consideration and needed to go through statutory consultation as set out in the plan making regulations. To ensure the guidance was as up to date as possible, it was proposed to update sections of the Design Guide to take onboard the National Highway Code changes and to carry out Statutory consultation. The proposal was for consultation to take place from 4 December 2023 to 12 January 2024

The recommendation was proposed by Councillor Tandy and seconded by Councillor Yeates.

The Chair invited questions or comment from Members. One member referred to recent publicity concerning ill thought-out placing of traffic bollards along cycle paths across the Country. The Planning Policy & Conservation Manager explained the intention of the Local Transport Note 120 was the segregation of cyclists from the road carriageway where feasible, with the emphasis on safety. The Group Head of Planning added that the Design Guide was specifically intended to assist the determination of planning applications for new developments. It was not to retro fit roads that may not be suitable or wide enough. A member expressed his support for the amendments, as there were a lot of people in the District, as well as tourists who would like to cycle, walk, use mobility scooters but did not have the opportunity to do so.

The Committee

RESOLVED to agree

1. The contents of the proposed new sub chapters F.02, F.03, and F.04 of the Arun District Design Guide SPD update;
2. The proposed approach and timetable for the public consultation on the Draft version of the Arun District Design Guide SPD update and that it should progress to consultation from 4 December 2023 to 12 January 2024; and
3. That following consultation, the Design Guide be agreed (adopted) at the meeting of Planning Policy Committee on 30 January 2024 unless, in the event that significant amendments are necessary, following a further four week consultation, the Design guide be agreed at the Planning Policy meeting of 18 April 2024.

430. ARUN HOUSING DELIVERY TEST ACTION PLAN

The Planning Policy & Conservation Manager was invited by the Chair to present the report. The update to the Arun housing Delivery Test Action Plan responded to the Government's annual publication of the Housing Delivery Test performance figure for Arun. The Council's figure has been below the government's threshold of 95%, which compared housing completions against housing need over the past three years. The Council was therefore, required to achieve a figure of more than 95% by producing an Action Plan aimed at trying to boost housing delivery. The previous Action Plan produced in 2019 had an appendix listing how the Council would do this. The report was before the Committee, as although the Government have not produced their figures for this year, there was a still a requirement to update the Action Plan. One of the actions was to repeat the exercise to obtain signed Housing Delivery agreements with developers and agents, which would improve the level of evidence to say sites were deliverable. The outcome of these agreements would assist in the delivery of the Five-Year Housing Supply, which was currently below a three

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year housing land requirement. This year the Council had received a much-improved response in its attempt to produce delivery agreements.

The recommendation was proposed by Councillor and seconded by Councillor Harty and seconded by Councillor Yeates.

The Chair invited questions and comments from members. A member commented that the steps being taking help with the needs of the Council to demonstrate the Action Plan were functional. In response to a request for sight of the signed agreements, the Planning Policy & Conservation Manager said these were available on the Council's website. This was important as this was the type of evidence that the Government required to demonstrate sites were deliverable.

The Committee

RESOLVED

To agree the partial update to the council's 'Housing Delivery Test Action Plan' (HDTAP 2023) though publishing an Annex to the schedule of actions and that this be published separately on the council's evidence web page.

431. UPDATE TO PAGHAM ACCESS MANAGEMENT AND MONITORING SCHEME

The Planning Policy & Conservation Manager was invited by the Chair to present the report. The Pagham Access Management and Monitoring Scheme had been set up in 2015 to regulate the impact of visitor numbers arising from housing population growth. It included buffer zones of between 3-5km from Pagham Harbour, in which Section 106 agreements operated, ensuring measures were in place to mitigate the impacts of visitors using open space in those areas upon the Pagham Harbour protected habitat. These Section 106 agreements included a warden service with Chichester District Council also being party to the agreements.

The recommendation was proposed by Councillor Huntley and seconded by Councillor McAuliffe.

The Chair invited questions and comments from Members. The Head of Planning confirmed that the £938 fee was per application not dwelling.

The Committee

RESOLVED to

1. Approve the updated contribution of £938 for the Pagham Access Management and Monitoring Scheme commencing 29

November 2023 for new applications validated on and after this date;

2. Agree that the contribution be increased annually applying 1 April each financial year up to 2031 in accordance with the methodology set out in Appendix 1.

432. WORK PROGRAMME

The Committee noted the Committee work programme for the remaining year.

A comment was made that the draft Local Plan document. The Direction of Travel document was available on the Council's website, however whilst the webpage referred to the draft document the document itself had no reference to draft. The Group Head of Planning assured members that this omission would be rectified.

(The meeting concluded at 7.47 pm)

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## Arun District Council

<b>REPORT TO:</b>	<b>Planning Policy Committee – 30 January 2024</b>
<b>SUBJECT:</b>	<b>Committee Revenue and Capital Budgets 2024/25</b>
<b>LEAD OFFICER:</b>	<b>Antony Baden, Group Head of Finance and Section 151 Officer</b>
<b>LEAD MEMBER:</b>	Councillor Martin Lury – Chair of Planning Policy Committee
<b>WARDS:</b>	<b>All</b>
<b>CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:</b>	
The Council's financial planning and budget promotes all the Council's Corporate Priorities.	
<b>DIRECTORATE POLICY CONTEXT:</b>	
The Council's financial planning and budget influences all Directorates of the Council.	
<b>FINANCIAL SUMMARY:</b>	
The draft budgets for this Committee are shown in the appendices.	

### 1. PURPOSE OF REPORT

- 1.1. The purpose of the report is for this Committee to consider and recommend its revenue budget for inclusion in the Council's overall 2024/25 revenue budget. These recommendations will be submitted to the Policy and Finance Committee on 8 February 2024 when it considers the overall revenue and capital budgets for 2024/25 so recommendations can be made to a Special Meeting of the Council on 21 February 2024 regarding the budgets to be set and level of Council Tax for the District for 2024/25.

### 2. RECOMMENDATIONS

- 2.1 It is recommended that this Committee:
- (a) Agrees the 2024/25 Revenue Budget as illustrated in Appendix A of this report; and
  - (b) Recommends to the Policy and Finance Committee that the Revenue Budget for this Committee be included in the overall General Fund Budget when the Policy and Finance Committee considers the overall budgets at its meeting on 8 February 2024.

### 3. EXECUTIVE SUMMARY

- 3.1. The purpose of the report is for this Committee to consider and recommend its 2024/25 revenue budget revenue budget, which will be submitted to the Policy and Finance Committee on 8 February 2024. The Policy and Finance Committee will consider the overall revenue budget for 2024/25 so that it can make recommendations to a Special Meeting of the Council on 21 February 2024 and set level of Council Tax for the District for 2024/25.

### 4. DETAIL

- 4.1. The general background to the budget was included in the Financial Prospects 2024/25 to 2028/29 report to Policy & Finance Committee on 26 October 2023. An updated report was also presented to Policy & Finance Committee on the 8 January 2024.
- 4.2. Financial forecasting continues to be extremely difficult due to high inflation rates and various other external factors affecting the economy therefore budgets have been compiled on the best information available.
- 4.3. The basis of revenue budgeting for 2024/25 broadly assumes that current levels of service provision will remain unchanged. This means that whilst cost increases have been included, there is no growth within the budget proposals.
- 4.4. The net change in the revenue budget between 2023/24 and 2024/25 is £188k and the key changes are summarized in the table below:

<b>Change</b>	<b>Amount £'000</b>
Salary inflation	130
Salary adjustment to reflect a 2.5% reduction change in the forecast pay award	(45)
Reduction in Planning fee income to reflect the fall in volumes	210
Savings identified by the Financial Strategy paper	(107)
<b>Total</b>	<b>188</b>

- 4.5. The savings of £107,000 identified in the Financial Strategy paper referred to in paragraph 4.4 are as follows:

<b>Change</b>	<b>Amount £'000</b>
Deletion of vacant Principal Officer and Senior Planning Officer posts	107
<b>Total Savings</b>	<b>107</b>

### 5. CONSULTATION

- 5.1. No consultation has taken place with external organisations regarding this committee's budget, but a wider budget consultation process is taking place in respect of the Council's overall budget and will be reported to Policy & Finance Committee on the 8 February 2024.



## **6. OPTIONS / ALTERNATIVES CONSIDERED**

6.1. Not applicable.

## **7. COMMENTS BY THE GROUP HEAD OF FINANCE AND SECTION 151 OFFICER**

7.1. The revenue budget and the capital programme will be monitored and reported to this Committee throughout 2024/25.

## **8. RISK ASSESSMENT CONSIDERATIONS**

8.1. The risks outlined in the Financial Prospects Report 2024/25 to 2028/29 to Policy & Finance Committee on the 26 October 2023 remain relevant. Members may wish to review these alongside this report.

8.2. Members will note that there is a risk to the delivery of some savings detailed in paragraph 4.5. If any savings are not realised this will increase the size of the budget shortfall.

## **9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER**

9.1. The Council has a legal duty to ensure its revenue and capital expenditure can be met by its income, inclusive of reserves.

## **10. HUMAN RESOURCES IMPACT**

10.1. There are no direct implications. Any subsequent Human Resources impact arising from the savings programme will be managed in accordance with Council policies and procedures.

## **11. HEALTH & SAFETY IMPACT**

11.1. There are no direct implications.

## **12. PROPERTY & ESTATES IMPACT**

12.1. There are no direct implications.

## **13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE**

13.1. There are no direct implications.

## **14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE**

14.1. There are no direct implications.

## **15. CRIME AND DISORDER REDUCTION IMPACT**

15.1. There are no direct implications.

**16. HUMAN RIGHTS IMPACT**

16.1. None.

**17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS**

17.1. There are no direct implications.

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**CONTACT OFFICER:**

**Name:** Antony Baden

**Job Title:** Group Head of Finance and Section 151 Officer

**Contact Number:** 01903 737558

**BACKGROUND DOCUMENTS:**

[2023/24 Budget Report to Full Council 1 March 2023;](#)

[Financial Prospects 2024/25 to 2028/29 –Policy & Finance Committee 26 October 2023;](#)

[Financial Prospects 2024/25 to 2028/29 update – Policy & Finance Committee 8 January 2024](#)

**Planning Policy Committee  
General Fund Revenue Budget 2023/24**

Actual 2022-23 £'000	Description	Budget 2023-24 £'000	Budget 2024-25 £'000
<b>Planning Policy Committee</b>			
<b>Direct Services</b>			
995	Planning & Development Control	906	1,246
<b>995</b>	<b>Total for Direct Services:</b>	<b>906</b>	<b>1,246</b>
Actual 2022-23 £'000	Description	Budget 2023-24 £'000	Budget 2024-25 £'000
<b>Planning Policy Committee</b>			
<b>Management &amp; Support Services</b>			
1,417	Employees	2,126	2,050
12	Transport	18	18
891	Supplies and Services	535	540
89	Third party costs	72	0
(1,414)	Other Income	(1,846)	(1,362)
<b>995</b>	<b>Total for Management &amp; Support Services:</b>	<b>906</b>	<b>1,246</b>
	Salary adjustment		(45)
<b>995</b>	<b>Planning Policy Committee Sub Total:</b>	<b>906</b>	<b>1,201</b>
	Savings identified by Financial Strategy		(107)
	<b>Committee Total:</b>		<b>1,094</b>

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<b>REPORT TO:</b>	<b>Planning Policy Committee - 30 January 2024</b>
<b>SUBJECT:</b>	<b>Budget Monitoring Report to 31 December 2023</b>
<b>LEAD OFFICER:</b>	<b>Antony Baden – Group Head of Finance &amp; Section 151 Officer</b>
<b>LEAD MEMBER:</b>	Councillor Martin Lury, Chair of Planning Policy Committee
<b>WARDS:</b>	<b>All</b>
<b>CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:</b>	
The Council’s budget supports all the Council’s Objectives.	
<b>DIRECTORATE POLICY CONTEXT:</b>	
Budget monitoring and forecasting are key in ensuring sound financial control and control of spending is in place. It is also a major part in ensuring sound governance arrangements.	
<b>FINANCIAL SUMMARY:</b>	
The report shows the Committee’s Revenue budget and Capital programme forecast out turn position for 2023/24 to the end of Quarter 3.	

**1. PURPOSE OF REPORT**

1.1. The purpose of this report is to appraise the Planning & Policy Committee of its forecast out turn against the 2023/24 budgets, which were approved by Full Council at its meeting of the 9 March 2023.

**2. RECOMMENDATIONS**

2.1. It is recommended that the Committee notes the content of this report.

**3. EXECUTIVE SUMMARY**

3.1. The report sets out in further detail the Committee’s Revenue and Capital programme budget performance projections to the 31 March 2024.

**4. DETAIL**

4.1. Table 1 below details the 2023/24 forecast revenue budget out turn to the end of Quarter 3 and anticipates an overspend of £402k, which is a favourable movement of £50k against the £452k overspend reported in Quarter 2. The significant change in the forecast is explained in paragraph 4.2 below.

**Table 1**

<b>Planning Policy Committee</b>					
	<b>Budget</b>	<b>Forecast</b>	<b>Variance</b>	<b>Variance</b>	<b>Movement</b>
	<b>2023-24</b>	<b>Q3</b>	<b>Q3</b>	<b>Q2</b>	
<b>Description</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Employees	2,126	1,480	(646)	(676)	30
Premises	-	-	-	-	-
Transport	18	18	-	-	-
Supplies & Services	536	1,090	554	575	(21)
Support Service	72	72	-	-	-
Income	(1,845)	(1,351)	494	553	(59)
<b>Total for Planning Policy Committee:</b>	<b>906</b>	<b>1,308</b>	<b>402</b>	<b>452</b>	<b>(50)</b>

4.2. **Income** – Forecast income is £59k for favourable than at Quarter 2. However, it remains that reduced fees due to the economic climate and its impact on the number of building applications, is driving the £402k net pressure.

## **5. CONSULTATION**

5.1. Consultation with other stakeholders is not required for this report.

## **6. OPTIONS / ALTERNATIVES CONSIDERED**

6.1. There are no alternative options to this report.

## **7. COMMENTS BY THE INTERIM GROUP HEAD OF FINANCE/SECTION 151 OFFICER**

7.1. There are no additional financial implications arising from the matters set out in this report. Committee will note that the Group Head of Finance & Section 151 Officer will work throughout the financial year with other Group Heads to mitigate any overspends that have been highlighted in the report and to maximise potential income generation opportunities/cost avoidance efficiencies.

## **8. RISK ASSESSMENT CONSIDERATIONS**

8.1. Regular budget monitoring and forecasting mitigates against the risk of poor financial control and ensures that Members are informed when corrective action is required and what action has been taken.

## **9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER**

9.1. There are no direct legal implications associated with this report.

## **10.HUMAN RESOURCES IMPACT**

10.1. None.

## **11.HEALTH & SAFETY IMPACT**

11.1. None.

## **12.PROPERTY & ESTATES IMPACT**

12.1. None.

## **13.EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE**

13.1. None.

## **14.CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE**

14.1. None.

## **15.CRIME AND DISORDER REDUCTION IMPACT**

15.1. None.

## **16.HUMAN RIGHTS IMPACT**

16.1. None.

## **17.FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS**

17.1. None.

---

### **CONTACT OFFICER:**

**Name:** Antony Baden

**Job Title:** Group Head of Finance and Section 151 Officer

**Contact Number:** 01903 737558

### **BACKGROUND DOCUMENTS:**

[Budget Book 2023/24](#)

[Minute 779, Full Council 9 March 2023 – Arun District Council budget 2023/24.](#)

[Quarter 2 Budget Monitoring Report, Planning Policy Committee, 28 November 2023, Minute 424.](#)





<b>REPORT TO:</b>	<b>Planning Policy Committee 30 January 2024</b>
<b>SUBJECT:</b>	<b>Authority Monitoring Report 2022/23</b>
<b>LEAD OFFICER:</b>	<b>Kevin Owen, Planning Policy &amp; Conservation Manager</b>
<b>LEAD MEMBER:</b>	Cllr Martin Lury (Chair of Planning Policy Committee)
<b>WARDS:</b>	<b>All</b>
<b>CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:</b>	
<p>The recommendations support:-</p> <ul style="list-style-type: none"> <li>• Improve the Wellbeing of Arun;</li> <li>• Delivering the right homes in the right places.</li> </ul>	
<b>DIRECTORATE POLICY CONTEXT:</b>	
<p>The proposals will help to enhance the quality of the natural and built environment, protect the district's natural and heritage assets and to promote economic growth in a sustainable manner, striking a balance between the need for development and the protection of scarce resources.</p>	
<b>FINANCIAL SUMMARY:</b>	
<p>There are no financial implications in preparing, updating and publishing the Authority Monitoring Report which is already budgeted for.</p>	

## 1. PURPOSE OF REPORT

- 1.1. The report updates the Committee on the council's Authority Monitoring Report which is updated for the monitoring year 2022-2023 (AMR 2022/23).

## 2. RECOMMENDATIONS

- 2.1 That the Planning Policy Committee resolves:-
- i. To note and publish the Authority Monitoring Report 2022/23.

## 3. EXECUTIVE SUMMARY

- 3.1 This report presents the Arun's Monitoring Report 2022/23. The full draft report is provided as Background Paper 1 (published on the council's web site).

## 4. DETAIL

- 4.1 The preparation of an Authority Monitoring Report (AMR) is a requirement under Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The AMR monitoring year is retrospective (but may include other current evidence and research published at any time of AMR preparation by deemed appropriate by the council) and informs matters such as housing completions, land supply, plan making performance (measured against the authority's adopted Local Development Scheme) including delivering the adopted Local Plan 2018 policy requirements and sustainable development objectives.
- 4.2 In particular, the AMR reports the authority's five-year housing land supply (5yr-HLS). The 5yr-HLS calculation uses a retrospective base year stock of completions and commitments (e.g. 1 April 2022 to 31 March 2023) and then looks forward five years on a deliverable land supply i.e. 1 April 2023 to 31 March 2028. This is compared to the housing requirement over that period to calculate the 5yr-HLS. The housing requirement is set out in the Standard Housing Methodology (SHM - see paragraph 4.3 below). It is, therefore, largely a factual position statement in respect of past completions, commitments and deliverable sites without planning permission, assessed against the annual local housing need requirements set by Government SHM.
- 4.3 In January 2020 the council resolved to update the Arun Local Plan 2018 because the housing policies were considered out of date when measured against the housing delivery requirements over the two years since the plan's adoption. Publication of national indicators based on the Housing Delivery Test results and an inability to demonstrate a 5-year housing land supply were also material to this decision. Recently adopted plans (i.e. less than 5 years old) are considered to be up to date unless policies have been reviewed and if requiring updating – are updated (NPPF 2023 paragraph 74 and footnote 39). Arun has not yet updated its housing policies and the Local Plan is now more than 5 years old. For these reasons, the five-year housing land supply for Arun is shown based on the Government's 'Standard Housing Methodology' which annualises local authority housing need and must be applied to the five-year housing land assessment where housing policies are deemed out of date (i.e. the Adopted Local Plan housing trajectory is not used).

4.4 The Arun AMR for 2022/23 has been prepared, and includes the following headlines: -

**Progress on the Local Plan and Development Plan Documents against the timetable set out in the Arun Local Development Scheme (January 2023)**

- Arun Local Plan update – pause maintained in July 2022 [Note: although beyond the AMR reporting period, the pause to the Local Plan update was lifted on 19 July 2023 and the Local Development Scheme updated and adopted 8 November 2023];
- Gypsy & Traveller & Traveller Showpeople Site Allocations Development Plan Document (G&T DPD) - commissioned delivery evidence studies to resolve outstanding issues associated with flooding, landscape, heritage and highway impact [Note: although beyond the AMR reporting period, the Regulation 19 Publication G&T DPD plan was issued for legal and soundness consultation 13 December 2023 – 7 February 2024].

**Neighbourhood Plan Update**

- Lyminster & Crossbush Neighbourhood Development Plan was ‘made’ 9 November 2022. [Note: although beyond the AMR reporting period, Yapton Neighbourhood Development Plan update was ‘made’ 8 November 2023].

**Duty to Cooperate Update**

- Duty to Cooperate meetings and correspondence (July 2022 – March 2022) on Chichester District Council’s emerging Regulation 19 Publication plan with ADC representations submitted on the Published plan 17 March 2023;
- ADC response (May 2022) to Draft Statement of Common Ground being prepared for the Local Strategic Statement update via the West Sussex and Greater Brighton Strategic Planning Board;
- Worthing Borough Council Local Plan adoption 26 March 2023;
- South Downs National Park Duty to Cooperate meeting on potential cross boundary bat corridor within Arun Biodiversity Net Gain Study;
- Local Nature Partnership – 19 January 2023 ADC presentation of Biodiversity Net Gain Study;
- Southern Water and Environment Agency Duty to cooperate meeting 24 January 2023 on development and waste water related issues and intention to update Statement of Common Ground;
- West Sussex County Council – liaison meetings and correspondence on Arun Transport Apportionment Model September 2022;
- National Highways 30 June 2022 Duty to Cooperate meeting and email correspondence on cumulative impact of Arun developments upon the A27; A27 Worthing to Lancing Improvement Consultation – ADC response letter 16 March 2023.

**5-year Housing Land Supply (HLS)**

- Arun currently demonstrates 4.17-year HLS based on the Government’s Standard Housing Methodology (see Appendix 1 Chapter 4 and paragraphs 4.20 - 4.25 and 4.45 - 4.46).

### **Local Plan Policy Implementation and Housing Delivery**

- The Government's Housing Delivery Test measuring housing delivery performance for Arun was 61% (published late for local authorities in December 2023) for the 3-year period to November 2022;
- A step increase in net housing completions 931 (compared to the previous monitoring year 653);
- Increased affordable housing delivery (28%) (compared to the previous monitoring year (15%);
- Reduced delivery on previously developed land 47% (compared to the previous monitoring year (60%).

### **Commercial Land Delivery**

- Increase in available net additional floorspace 21,654 sqm compared to previous year (2,495 sqm);
- Reduction in occupied net additional floorspace 489 sqm compared to last year (1,313 sqm);
- Decrease in brownfield net additional completions 58 sqm compared to previous monitoring year (1,223 sqm);
- Decrease in completed/occupied town center floorspace 110 sqm compared to previous monitoring year (337 sqm);
- As in the previous monitoring year, there has been more B8 Storage & Distribution floorspace completed/occupied in the district compared to other employment use classes although there has this year also been a modest increase in B2 General Industry net additional floorspace;
- There has also been a small net increase of 110 sqm in completed/occupied town centre floorspace under E(a) (Or Previously A1) Retailing compared to last year (93 sqm).

### **Self-build and Custom housebuilding**

- The council has a Self and Custom Build Register that it has been maintaining in line with the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016);
- The base periods of the self-build register are from 31 October to 30 October annually, partly falling outside of the AMR base monitoring period but included up to 30 October 2023 in the AMR;
- The Register currently has 44 individuals and 1 association of individuals as of 30 October 2023;
- 22 plots were granted planning permission for self or custom build housing between 31 October 2021 and 30 October 2022 sourced from 11 plots identified from Community Infrastructure Levy exemptions and 11 plots permitted as part of the application BE/148/20/OUT;
- 13 plots were granted for self or custom build housing between 31 October 2022 and 30 October 2023 sourced from 9 plots identified from Community Infrastructure Levy exemption notices and 4 plots identified from planning permission BN/25/23/OUT.

### **Affordable Housing**

- There has been a total of 263 affordable dwellings delivered out of 931 total dwellings (net) which equates to 28% of the total dwellings delivered for the period 1 April 2022 – 31 March 2023.

### **CIL Infrastructure Funding Statement 2021/22 (IFS2)**

- Infrastructure Funding Statement 2022/23 included as an Appendix to the AMR.

### **Biodiversity and Sussex Biodiversity Annual Monitoring Report.**

- Included as Chapter 9 of the AMR.

4.5 The most up to date version of the AMR (based on the reporting year: 1 April 2022 and 31 March 2023), can be accessed via the council's web site (link provided as Background Paper 1).

## **5. CONSULTATION**

5.1 The AMR 2022/23 has been updated through interrogation of council planning monitoring data sources including consultations with Development Management colleagues, developers and site promoters and external stakeholders e.g. West Sussex County Council. There is not a requirement for external public consultation on the AMR which is factual and formally published annually.

## **6. OPTIONS / ALTERNATIVES CONSIDERED**

6.1 The following options are available:-

- to note the AMR 2022/23 as evidence to support monitoring of housing supply and housing delivery; or
- Not to note the AMR 2022/23.

## **7. COMMENTS BY THE GROUP HEAD OF FINANCE AND SECTION 151 OFFICER**

7.1 There are no financial implications as the AMR is updated and managed within existing resources and funding.

## **8. RISK ASSESSMENT CONSIDERATIONS**

8.1 There are no adverse implications for Health and Safety on Arun communities arising from publishing the AMR.

## **9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER**

9.1 Updating and publishing the AMR will ensure that the council is compliant with national regulations and legislation.

## **10. HUMAN RESOURCES IMPACT**

10.1 n/a.

## **11. HEALTH & SAFETY IMPACT**

11.1 n/a.

## **12. PROPERTY & ESTATES IMPACT**

12.1 n/a.

## **13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE**

13.1 There are no direct implications arising from the AMR for equalities although monitoring and review may lead to better policy outcomes for all sections of the community e.g. affordable housing supply.

## **14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE**

14.1 There are no direct impacts of publishing the AMR although monitoring and review may lead to better policy outcomes to help conserve land, natural resources and reduce carbon emissions.

## **15. CRIME AND DISORDER REDUCTION IMPACT**

15.1 n/a.

## **16. HUMAN RIGHTS IMPACT**

16.1 There are no direct implications arising from the AMR for human rights.

## **17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS**

17.1 There are no direct implications arising from the AMR for freedom of information GPDR regulations.

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### **CONTACT OFFICER:**

**Name:** Richard Sherman  
**Job Title:** Senior Planning Officer, Planning Policy and Conservation  
**Contact Number:** 01903 737831

### **BACKGROUND DOCUMENTS:**

The AMR 2022/23 can be accessed on the council's Web Site:

<https://www.arun.gov.uk/monitoring>



*January 2024*

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## Executive Summary

### Authorities Monitoring Report (AMR)

Local Authorities are required to produce an Authority Monitoring Report (AMR) under the Localism Act section 113. This legislative requirement is prescribed under Regulation 34 of the Town and Country Planning (Local Development) (England) Regulations 2012, which clarifies that the AMR is the main mechanism for assessing the performance and effects of Arun's development plan and the timescales set out in the Local Development Scheme (LDS). The AMR therefore, forms critical evidence and feeds into emerging Local Plan preparation for Arun Local Planning Authority Area. The South Downs National Park authority (SDNP) is the planning authority for that part of Arun District which falls within the SDNP boundary.

The Act requires Councils to publish this information direct to the public at least yearly in the interests of transparency.

It should be emphasised that the following Chapters and analysis of baseline land use monitoring data in the AMR is retrospective and only covers the reporting year which is 1 April 2022 to 31 March 2023. However, where necessary and appropriate, contextual updates may be provided beyond the land-use data monitoring period (e.g. on plan making performance or any other bespoke studies and evidence that is published in time for AMR publication).

The AMR for the monitoring year 2022 - 2023 and future AMRs will reflect the policy position and development strategy of the adopted Arun Local Plan (July 2018) which forms part of the statutory development plan within the local planning authority area (i.e. those areas of Arun District which fall outside of the South Downs National Park Authority).

The Arun Local Plan 2018 is more than 5 years old. It is being updated to address underperformance in housing delivery and to improve the sustainability and viability of development.

The authority declared a Climate Change emergency in January 2020 and the aspiration to deliver a zero-carbon target by 2030 for the authority and wider district. This will require a significant uplift in the performance of the development plan's carbon reduction, energy efficiency, green energy, climate change mitigation and adaptation policies. Performance on these matters will be picked in the AMR as plan making progresses.

Arun District Council published its fourth Infrastructure Funding Statement (IFS) on 21 September 2023. While this is outside of the AMR monitoring period - The Town and Country Planning (Local Planning) (England) Regulations 2012 - Regulation 34 requires the IFS to be reported as part of the AMR. A Chapter 8 with links to the published IFS and appendices is therefore, included.

## **Chapter 1 - Background, Arun Local Plan Update, Gypsy and Traveller Site Allocation DPD**

### **Introduction**

- 1.1 The AMR monitors the current Arun Local Plan 2011-2031 (adopted July 2018) and plan making performance including the delivery of a Local Plan update 2023-2041 and a Gypsy & Traveller Development Plan Document 2018-2031.
- 1.2 The Housing Delivery Test (HDT) is normally published each February in 2019, 2020, 2021 and 2022 – however, the Government did not publish the latest figures in February 2023 as anticipated and published them at a late stage in December 2023 instead. This may have been due to changes to the National Planning Policy Framework (NPPF) (published in December 2023).
- 1.3 The authority declared a Climate Change emergency (15 January 2020) and set out an aspiration to deliver a ‘zero-carbon’ target by 2030 for the authority with the help of other stakeholders. The aspiration included the need for the authority to seeking a significant uplift in the adopted plans Development Management policies (i.e., sustainable design, carbon reduction, decentralised/green energy and efficiency, climate change mitigation and adaptation). Performance on these matters will be picked in the AMR as plan making progresses.
- 1.4 The Local Development Scheme (LDS) was recently updated in January 2023 to reflect the revised plan making timetable, confirming the pause to the Arun Local Plan update while updating the timetable and progression of the Gypsy & Traveller and Traveller Showpeople Development Plan Document (G&T DPD). The monitoring period for the AMR runs from 1 April 2022 – 31 March 2023.
- 1.5 The following section summarises progress made on the preparation of the above documents. This includes the stage the document has reached in its preparation and whether the document is meeting the timetable within the Local Development Scheme.

### **Development Plan Documents**

#### **Arun Local Plan Update 2021-2036**

- 1.6 The Arun Local Plan update aims to roll the plan period forward five years from 2031 - 2036.
- 1.7 As part of the Local Plan update a number of evidence studies have been commissioned including, the Arun Active Travel Study Phase 1 (June 2021), the Visitor and Tourism Accommodation Study (May 2022) and Biodiversity Net Gain Study (November 2022). In addition work was commissioned and completed on the Arun Transport Model Phase 1 Local Model Validation Report (to upgrade the Arun A259 Transport Model to a district-wide model) with West Sussex County Council [Note: although not within the AMR reporting period, it

should be noted that the pause to the Arun Local Plan update was subsequently lifted on 19 July 2023 and the plan period amended to 2023-2041].

### **Gypsy and Traveller and Traveller Showperson Site Allocations Development Plan Document.**

- 1.8 The Adopted Arun Local Plan 2011-2031 sets out the policy and evidence requirement for preparing the separate Gypsy and Traveller Site & Traveller Showperson Allocations Development Plan Document DPD (G&TDPD) which should be in accordance with the requirements of the Planning for Traveller Sites Policy (August 2015). The G&TDPD is a Local Plan looking only at G&T needs and provision and will form part of the statutory development plan for Arun when adopted.
- 1.9 The evidence base supporting the G&TDPD includes the following:
- Gypsy and Traveller and Traveller Showmen Accommodation Assessment (GTAA April 2019) which importantly, rebases the G&T needs assessment to 2018 and the plan period to 2036;
  - G&T Site Identification Study (G&TSIS April 2019);
  - G&T Sustainability Appraisal reports assessing the emerging DPD and collated on the council's web pages and consultation portal.
- 1.10 Additional evidence has been commissioned to support the plan and will include:
- G&T Site Delivery Study
  - G&T Access Review (traffic/highway impact)
  - Summary of Flood Predictions
- 1.11 The preparation timetable of the G&TDPD was revised and set out within the updated LDS January 2023. A Regulation 18 (Part 1) Issues and Options consultation took place in the summer of 2019. A regulation 18 (part 2) Draft G&TDPD 'Preferred Options' consultation (six weeks) was completed in the summer 2020. A Regulation 19 (Publication stage) G&TDPD consultation on legal and soundness compliance is scheduled for 6 weeks in Winter 2023.

### **Community Infrastructure Levy (CIL)**

- 1.12 The Local Plan 2011-2031 and the Infrastructure Capacity Delivery Plan (IDP 2017) identifies what infrastructure is needed within the district over the lifetime of the Plan, when it will be provided, how much it will cost and how it will be funded (e.g., through S.106 monies from Strategic Allocations and proposed Community Infrastructure Levy funding for other off-site infrastructure). On 1 April 2020 Arun became a CIL Charging authority and published a CIL Charging Schedule and Infrastructure List.
- 1.13 Under the Planning Act 2008 there is no requirement for SPDs or other supporting documents to be included within the LDS and assessed against the LDS plan making timetable. However, where SPD are prepared and adopted,

they will be listed in this section for comprehensive picture and transparency to ensure that material guidance is provided. No SPD were prepared or adopted in the AMR monitoring period.

DRAFT

## Chapter 2 - Neighbourhood Planning

### Introduction

2.1 The Localism Act 2011 introduced a new tier of plan-making opportunities for communities, who will be able to prepare Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders. Within Arun, the Town and Parish Councils are the responsible bodies for producing Neighbourhood Development Plans because Arun is parished.

### NDP Update and Progress

2.2 The level of interest in neighbourhood planning in Arun District Council remains solid. There are currently 17 'made' plans; all of which are led by a Parish/Town Council or a sub group of the Parish/Town Council and include the following Parish areas:

#### Area Designation Approved

1. Aldingbourne\*
2. Angmering\*
3. Arundel\*
4. Barnham & Eastergate
5. Bersted
6. Bognor Regis
7. Climping
8. East Preston
9. Felpham
10. Ferring
11. Ford
12. Kingston
13. Littlehampton
14. Pagham
15. Rustington
16. Walberton\*
17. Yapton
18. Lyminster and Crossbush\*

*\*Parts of these parishes fall within South Downs National Park but Arun District Council is the Local Planning Authority for the purposes of the Neighbourhood Development Plans.*

2.3 There are also 3 Community Right to Build Orders (CRTBOs) made in Ferring. The Community Right to Build Order (CRTBO) is a particular type of neighbourhood development order, meaning that it allows people to propose development in their local area and obtain permission for it, without having to go through a lengthy planning process. A proposal can be developed as part of a full neighbourhood planning process, or on its own. The statutory process is very similar to a Neighbourhood Development Plan and therefore has a referendum after the examination.

- 2.4 Up to 1 December 2023, there are 17 'made' (adopted) NDPs and 3 'made' CRTBOs in the District.

The following submissions have been received to date and show the current status of each NDP:

### **Made Plans**

- |     |   |                              |
|-----|---|------------------------------|
| 1.  | Aldingbourne (2 <sup>nd</sup> Plan)         | ('made' on 14 July 2021)     |
| 2.  | Angmering                                   | ('made' on 11 March 2015)    |
| 3.  | Arundel (2 <sup>nd</sup> Plan)              | ('made' on 15 January 2020)  |
| 4.  | Barnham & Eastergate (2 <sup>nd</sup> Plan) | ('made' on 9 March 2022)     |
| 5.  | Bersted                                     | ('made' on 5 November 2014)  |
| 6.  | Bognor Regis                                | ('made' on 11 November 2015) |
| 7.  | Climping                                    | ('made' on 13 January 2016)  |
| 8.  | East Preston                                | ('made' on 11 March 2015)    |
| 9.  | Felpham (2 <sup>nd</sup> Plan)              | ('made' on 17 March 2021)    |
| 10. | Ferring                                     | ('made' on 14 January 2015)  |
| 11. | Kingston                                    | ('made' on 11 March 2015)    |
| 12. | Littlehampton                               | ('made' on 5 November 2014)  |
| 13. | Yapton (2 <sup>nd</sup> Plan)               | ('made' on 8 November 2023)  |
| 14. | Rustington                                  | ('made' on 11 March 2015)    |
| 15. | Walberton (2 <sup>nd</sup> Plan)            | ('made' on 14 July 2021)     |
| 16. | Ford  | ('made' on 9 January 2019)   |
| 17. | Lyminster & Crossbush                       | ('made' on 9 November 2022)  |

### **Community Right To Build Orders (CRTBO)**

- |    |  |
|----|--|
| 1. | Ferring CRTBO1 ('made' on 14 January 2015) |
| 2. | Ferring CRTBO2 ('made' on 14 January 2015) |
| 3. | Ferring CRTBO3 ('made' on 14 January 2015) |
- 2.5 The majority of the plans were 'made' (adopted) prior to the Local Plan being adopted and so the next phase for the parishes is for each to consider monitoring and reviewing their 'made' plan. This roll out of modified plans has already started. Arun District Council is actively encouraging the parishes regarding the need to review their plans in order to fully meet the identified housing need and housing target set out in the adopted Arun Local Plan 2018 (ALP 2018).
- 2.6 The adopted ALP 2018 includes a policy commitment to deliver at least 1,250 homes (as part of the overall housing target of 20,000 dwellings over the plan period) either through preparing a Non-Strategic Site Allocation DPD (NSSDPD) and/or through contributions from reviewed/made NDPs. However, with the update to the Local Plan the NSSDPD was abandoned.
- 2.7 Nevertheless, Neighbourhood Plan reviews and preparation are expected to test the existing Local Plan housing figure and distribution agreed with the council. The current Housing Target in the adopted Arun Local Plan remains the starting point for NDP preparation or reviews until the Local Plan is updated.

## Government Update

- 2.8 Department for Levelling Up, Housing and Communities has a Pinterest site that has all the submitted plans. By using the links, it should be possible to get to examiners reports where these have been published. These are a very useful resource. The Pinterest site also gives access to the relevant submission documents (examples of basic condition statements, consultation statements etc.). The site can be found at:  
<http://www.pinterest.com/nplanning/neighbourhood-plans/>

## Conclusion

- 2.9 A 'made' NDP will form part of the Development Plan for the District and sit alongside the Arun Local Plan which sets out strategic and development management policies and strategic development proposals. It is critically important for NDP to be prepared and updated in order to contribute towards housing delivery and the housing land supply performance of the authority, ensuring polices are up to date. NDP will therefore, be used by Arun District Council to help make decisions on planning applications received for the area covered.
- 2.10 Arun District Council continues to be one of the lead authorities for neighbourhood planning nationally and amongst Local Planning Authorities with the most 'made' Plans and CRTBOs in the country to date.

For further information please visit: <http://www.arun.gov.uk/made-plans>



## Chapter 3 – Duty to Cooperate

### Duty to Cooperate

- 3.1 The Localism Act 2011 (March 2012) requires public bodies to carry out the duty to cooperate on planning issues that cross administrative boundaries. Local authorities are expected to demonstrate evidence of having co-operated with a range of bodies prescribed by the regulations where it is appropriate to do so in order to enable the delivery of sustainable development. Furthermore, local authorities are expected to document the outcome of such co-operation and to identify any unresolved issues.
- 3.2 The National Planning Policy Framework 2023 (paras 24 to 27) sets out the specific requirement for authorities and prescribed bodies to cooperate on strategic matters that cross administrative boundaries, including how any unmet needs may be met elsewhere. The NPPF (paras 35 to 37) also sets out 'soundness' tests for plan making and how this is to be achieved by preparing positive, justified and effective plans and strategies with supporting infrastructure evidenced via effective, and ongoing joint working demonstrated through published Statements of Common Ground. These should be published and accessible online at the earliest stages to inform Regulation 18 draft plan making.
- 3.3 The West Sussex and Greater Brighton (WS&GB) Strategic Planning Board provides a framework for undertaking the duty to cooperate via the 'Local Strategic Statement' or LSS. This body includes Chichester, Arun, Worthing, Adur, Brighton & Hove, Lewes, Mid Sussex, Horsham, SDNPA, West Sussex CC and East Sussex CC. The purpose of the Board is to:
1. identify and manage spatial planning issues that impact on more than one local planning area within CWS&GB area; and
  2. support better integration and alignment of strategic spatial and investment priorities in WS&GB, ensuring that there is a clear and defined route through the statutory local planning process, where necessary.
- 3.4 The WS&GB Strategic Planning Board have prepared two successive LSSs. The current version LSS2 (2015) focuses on the strategic issues that are shared across WS&GB or that will impact on the long-term sustainability of the area, providing an overlay for local plans and the business priorities of key stakeholders. Work was initiated to progress preparation of an LSS3 and a Statement of Common Ground by the WS&GB authorities in 2019 and in 2021/22 however, this has been further delayed.
- 3.5 The council has continued to work collaboratively with WS&GB and other bodies to ensure the delivery of strategic priorities across local boundaries, in a co-ordinated way and that shared goals are reflected in the council's Local Plan (e.g. the adopted Arun Local Plan 2018 makes a contribution towards

unmet housing needs - mainly Chichester and Worthing who share a local Housing Market Area).

- 3.6 During the monitoring year (1 April 2022 – 31 March 2023) the council has held numerous meetings and correspondence with local authorities and other bodies within the Housing Market Area to discuss progress of the Local Plan and evidence base work and cross boundary issues. The following activities have taken place:

#### **Chichester District Council**

- 6 July 2022 CDC request for Statement of Common Ground and ADC response letter 26 September 2022
- 10 February 2023 Email with Draft Statement of Common Ground between Chichester and ADC being worked up (not yet available as it has not been finalised or agreed and is work in progress)
- 7 March 2023 Email ADC with suggested edits to the draft SCG (not yet available as it has not been finalised or agreed and is work in progress)
- 5 March 2023 Email with further suggested changes to the draft SCG (not yet available as it has not been finalised or agreed and is work in progress)
- 28 October 2022 Duty to cooperate meeting Chichester District Council (CDC) and Arun District Council (ADC) on CDC Local Plan cross boundary matters (unmet housing need; A27 and A259 mitigation; employment, Gypsy & Travellers; transport; Nitrate Neutrality; Green Infrastructure)
- 12 December 2022 CDC letter requesting assistance with unmet housing need – including Gypsy & Traveller accommodation – ADC response letter 16 January 2023
- 17 March 2023 ADC representations on CDC Reg 19 Publication plan

#### **Adur & Worthing District Council**

- 27 May and 1 August 2022 cross boundary – emails re Chatsmore Farm, Goring Gap Judgement
- 20 October 2022 Email - Inspectors Final Report Worthing Local Plan

#### **Horsham District Council**

- 7 June 2022 Horsham District Council response to Arun Biodiversity Net Gain Study Informal consultation on Brief

#### **South Downs National Park (SDNP)**

- 24 February 2022 Duty to Cooperate meeting - the Arun BNG study and the potential bat corridor site
- 17 August 2022 Mapping request Arun commitments/large scale development in Arun within a 5 km zone around the National Park
- 14 September 2022 SDNP email request net additional dwellings delivered in authorities falling within/partly within SDNP
- 16 September 2022 SDNP email DLUC Housing Return data falling within/partly within SDNP

#### **West Sussex County Council (WSCC)**

- April – November 2022 - Arun Transport Apportionment Study liaison emails
- 7 April 2022 email notifying adoption (1 April 2022) of WSCC Local Transport Plan

#### **Planning Policy Officers Group (PPOG)**

- 19 January 2022
- 20 April 2022
- 20 July 2022
- 18 January 2023

#### **West Sussex & Greater Brighton Strategic Planning Board - 26 April 2022**

##### **Planning officer Group**

- 26 May 2022 – ADC email response to Draft Statement of Common Ground for the Local Strategic Statement 3 Update (LSS 3)

#### **West Sussex Local Nature Partnership**

- 19 January 2023 – ADC presentation Arun's Biodiversity Net Gain study evidence base to LNP webinar

#### **Parish/Town Councils**

- Workshop – 24 February 2023 National Planning Policy Framework and Community Infrastructure Levy

#### **Utilities**

- Southern Water – 24 January 2023 Arun District Council Arun Duty to Cooperate meeting Agenda Water related issues and plan making context

#### **Statutory Bodies**

- National Highways – 30 June 2022 Duty to cooperate meeting and email correspondence on cumulative impact of Arun developments upon A27; A27 Worthing to Lancing Improvement Consultation – ADC response letter 16 March 2023
- Environment Agency – 7 June 2022 Arun Commitment GIS Layers email request and ADC data response; 15 March 2023 Email from JBA consultants preparing Arun SFRA work to ADC and Environment Agency agreeing the basis for ADCs approach to climate change update based on the existing EA models
- Natural England – 17 March 2022 Email requesting contact for SCG preparation; 24 January 2023, Duty to Cooperate meeting Water related issues meeting Agenda and plan making context

## Chapter 4 – Housing Land Supply

### Arun District Council 5-year Housing Land Supply 2023-2028

This Chapter of the AMR sets out the council’s assessment of Housing Land Supply (HLS) for the Arun planning authority area (i.e. excluding areas of Arun District which fall within the South Downs National Park – SDNP). The 5-year supply looks forward for the period 2023/24 – 2027/28. The methodology is in accordance with the provisions of the Government’s National Planning Policy Framework also taking into account guidance in the Planning Practice Guidance (PPG). It should be noted that the Arun Local Plan (2011 - 2031) which was adopted in July 2018 was prepared largely under the previous 2012 version of the NPPF. The completions and commitments monitoring baseline period for the AMR is retrospective from 1 April 2022 to 31 March 2023.

#### National Planning Policy Framework

- 4.1 The Government’s policy is to significantly boost the supply of homes as a key objective (Paragraph 60 NPPF). This includes a requirement that local planning authorities should identify and update annually a supply of specific deliverable sites to provide five years’ worth of housing against their housing requirements.
- 4.2 The NPPF sets out how authorities measure their previous 3 years housing delivery performance against the housing policy requirement or local housing need; and looking forward, how to calculate a 5-year housing land supply:
  - Local housing need (previously called the Objectively Assessed Housing Need or OAN) is now calculated according to the Government’s Standard Housing Methodology (SHM<sup>1</sup> which uses Households growth based on the ONS 2014 Population Projections) unless there are exceptional circumstances to justify any alternative approach. The SHM applies a baseline 10-year annualised projection for any plan period which is then is uplifted to account for local affordability ratios (e.g. where average house prices exceed 4 times the local average earnings to house prices ratio). However, this is ‘capped’ at 40% if a Local Plan is up to date (i.e. adopted or reviewed in the last five years).
  - The Housing Delivery Test (HDT) – measures performance over the previous 3 years and is expressed as a percentage of the Local Plan housing target or local housing need divided by the number of housing completions.
  - Where plans are more than 5 years old and housing policies have been reviewed and have yet to be updated, then the SHM local housing need figure must be used.
  - The HDT is the basis for calculating an authority’s ‘buffer’ for calculating a 5-year housing land supply.
  - Calculating a 5-year housing land supply (5 YHLS) places emphasis on clearly evidenced ‘specific deliverable sites’ that are available in the right locations now, that can be developed within 5 years.

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<sup>1</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

- 4.3 The NPPF states that LPAs may make an allowance for windfall sites as part of the anticipated supply if they have compelling evidence that such sites will provide a reliable source of supply. This should not include residential gardens.
- 4.4 The NPPF contains further guidance to assess the deliverability and developability status of sites within Annex 2. To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
  - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 4.5 To be considered developable, sites should be in a suitable location for residential development, with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

### **Planning Practice Guidance (PPG)**

- 4.6 The Government's streamlined planning guidance was launched on 6 March 2014 and is continually updated. It includes guidance on issues such as the starting point for the HLS, deliverability, developability and dealing with past under- and over- supply. It was last updated in September 2023.

### **Housing Delivery Test**

- 4.7 The results of the Housing Delivery Test for 2018, 2019, 2020, 2021 and 2022. (published by the government the following year) are: -
- 91% November 2018
  - 68% November 2019
  - 61% November 2020 (Published 19 Jan 2021)
  - 65% November 2021 (Published 14 Jan 2022)
  - 61% November 2022 (Published 19 December 2023)<sup>2</sup>
- 4.8 The HDT is the percentage measurement of the 'Total net homes delivered over a three-year period' divided by the 'Total number of homes required over a three-year period' (Housing Delivery Test Measurement rule Book July 2018):

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<sup>2</sup> <https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement>

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

- 4.9 For areas without a recently adopted (or reviewed) Plan (i.e., more than 5 years old) the 'minimum annual local housing need' figure (described above) will be used. Transitional arrangements clarify that because a rolling three-year HDT was not in existence before 2018 the 'minimum local housing need figure', is replaced by household projections for the years 2015-16; 2016-17; 2017-18.
- 4.10 Arun adopted a Local Plan in 2018 – the Arun Local Plan 2018 (ALP 2018) covering the period 2011-2031. Policy H SP1 'The Housing Requirement' sets out the 5-year annualised whole plan target which includes an element of unmet need from neighbouring local authorities.
- 4.11 The housing requirement figure for Arun is based on the adopted 'stepped housing trajectory' based on the above. However, for the purposes of this AMR, the five-year housing land requirement is calculated based on the Government's Standard Methodology (SM) using the 'local housing need' figure for Arun District. The reasons for this are set out under para 4.21 below.
- 4.12 There are consequences for not meeting the HDT and the 5-year housing land supply as set out in the NPPF, which relate to the application of the 'presumption in favour of sustainable development' (para. 11d). Failure in either case will trigger NPPF para 11d. The HDT sets specified percentage thresholds where the housing requirement calculation would trigger para 11d such that applications should be granted, unless such a decision would conflict with the policies, protected assets and designations of the NPPF or that the adverse impacts of doing so would demonstrably outweigh the benefits weighed against the NPPF as a whole.
- 4.13 Following annual publication of the HDT, the following percentages thresholds against the housing requirement will determine if a local authority passes or fails the HDT over a three-year period and the consequences of not doing so:
- November 2018 where housing delivery falls below 25% - the 'Presumption in favour of sustainable development' will apply immediately.
  - November 2019 where housing delivery falls below 45% The 'Presumption' applies.
  - November 2020 where housing delivery falls below 75% - The 'Presumption' applies.
- 4.14 The NPPF sets out further penalties against higher percentage thresholds:
- November 2018 where housing delivery falls below 95% of requirements the NPPF states that an 'Action Plan' should be published;
  - November 2018 where housing delivery falls below 85% of the requirement the NPPF states that a 20% buffer will be added to the 5-year housing land requirement.

4.15 The published HDT results for Arun District (see para 4.7) required that an Action Plan must be produced; and in 2019 an Action Plan was published and a '20% buffer' was triggered in order to calculate the 5-year housing land supply. The council's annual HDT result has triggered the need for an Action Plan and a 20% buffer to be applied consistently and this won't change until the Government's thresholds (set out above) are achieved.

### **Housing Requirement**

4.16 The NPPF advises that strategic policies in Local Plans should, as a minimum, provide for objectively assessed needs for housing (paragraph 11). These policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development, including planning for and allocating sufficient sites (paragraph 23).

4.17 The housing requirement in Arun is set out in the adopted Local Plan – ALP 2018 for the period 2011 - 2031. The whole plan requirement is set out in Policy H SP1 'The Housing Requirement' which is 20,000 new homes over the plan period (i.e. 1,000 per annum). The 1,000 dwellings pa target comprises the OAN at 919 dwellings per annum and an additional 81 homes per annum to meet unmet housing need over the plan period to 2031. This target contributes toward unmet needs of the local Housing Market Area (HMA) around Arun as well as the greater Coastal West Sussex HMA.

4.18 Due to the shortfall in delivery from the beginning of the Local Plan period and lead times required to build-out strategic allocations, it was established at Examination that a 'Stepped Trajectory' would be justified. The stepped housing targets mean a lower figure of 610 would apply for the first 5 years of the plan (2011 - 2015) rising to; 1,120 for years 6-10 (i.e. 2016 - 2020); 1,310 for years 11-15 (i.e. 2021 - 2025); and dropping to 960 for years 16-20 (i.e. 2026 - 2030).

4.19 Arun District Council in January 2020 resolved to update the Arun Local Plan because housing delivery performance fell below plan requirements over two consecutive years (i.e., the material housing policies are out of date). Additionally, the council was unable to demonstrate a 5-year housing land supply and there was a housing market delivery under performance measured by the Government's published HDT.

4.20 The PPG (Paragraph: 005 Reference ID: 68-005-20190722) clarifies:

*"Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5-year housing land supply figure where:*

- *the plan was adopted in the last 5 years, or*
- *the strategic housing policies have been reviewed within the last 5 years and found not to need updating.*

*In other circumstances the 5-year housing land supply will be measured against the area's local housing need calculated using the standard method."*

- 4.21 The adopted Arun Local Plan 2018 is more than 5 years old, and the housing policies were reviewed but still need updating. In accordance with the NPPF Paragraph 77 this means that the housing requirements within the Local Plan should be superseded by Local Housing Need (LHN) figure using the Government's Standard Method.

#### **Shortfall/Treatment of past under-provision**

- 4.22 There are two basic methods of dealing with past shortfall. It can be met over the five-year period (the "Sedgefield" approach) or over the remaining plan period up to 2031 (the "Liverpool" approach). The NPPF does not explicitly state which method is preferable when addressing shortfall although Planning Practice Guidance states that 'The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5-year period (the Sedgefield approach)'. (Paragraph: 31 Reference ID: 68-031-20190722). The Arun Local Plan 2018 has historically used the Sedgefield approach when it comes to these calculations.

- 4.23 However, given the Arun Local Plan 2018 is now more than five years old, the ALP 2018 housing requirements are now superseded by LHN figure and therefore shortfall against the past ALP 2018 requirements are no longer taken into account as the standard method for calculating LHN factors this in. This is as per PPG guidance (Paragraph: 031 Reference ID: 68-031-20190722) which states:

*"Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure."*

There are a number of other councils who have adopted this approach in terms of not including previous shortfall when addressing housing need requirements for their 5-year housing land supply calculations. These councils include the below listed as:

- Gedling Borough Council<sup>3</sup>
- Basingstoke and Dean Borough Council<sup>4</sup>

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3

<https://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningpolicy/amrand5yhlsa/5YLS%202023%20-%20FINAL.pdf>

4

<https://www.basingstoke.gov.uk/content/page/82274/Authority%20Monitoring%20Report%202023.pdf>



- North Northamptonshire Council<sup>5</sup>
- Fareham Borough Council<sup>6</sup>

### Five Year Period

4.24 In accordance with the PPG above, for decision making, a five-year housing land supply calculation is therefore, based on the Standard Method LHN figure of 1,373 dwellings per annum for Arun District and is set out in this AMR for the reporting year. The methodology for calculating housing need is set out in the PPG<sup>7</sup> paragraphs 002 Reference ID: 2a-002-20190220 to 004 Reference ID: 2a-004-20201216 (including worked example 2b which applies to Arun). Guidance on the 5-year supply calculation is set out in paragraph: 022 Reference ID: 68-022-20190722.

### Buffer

4.25 Paragraph 74 of the NPPF (2023) states Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need (i.e. SHM) where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- 5% to ensure choice and competition in the market for land; or
- 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

As the 2022 Housing Delivery score published was 61%, the 95% HDT threshold was not achieved for 2022 (even with the reported step increase in housing to 931 net dwelling completions reported for 2022 see Appendix 1 and 2 below). Therefore, the council have assumed a 20% buffer must be added to the requirement figure.

4.26 The historic performance of Arun District in terms of delivering housing completions is set out in **Appendix 1 - Table 1**. It provides annualised net housing completions for Arun District from 2008/09 – 2022/23. Up until 2011/12 it included sites which would now fall within the Planning Authority of South Downs National Park. From 2012/13 onwards the completions in SDNP are

<sup>5</sup> <https://www.northnorthants.gov.uk/growth-plans-and-policies/assessment-housing-land-supply/assessment-housing-land-supply>

<sup>6</sup> <https://modern.gov.fareham.gov.uk/documents/s33591/Planning-5%20Year%20Housing%20Land%20Supply%20Position.pdf>

<sup>7</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

excluded from this data. But it should also be noted that the HDT result includes completions in the SDNP.

4.27 **Appendix 1 - Table 2** shows that completions have averaged 675 pa in the last 5 years which, is an improvement on what was reported last year (i.e. 630 dpa AMR in 2021/22). This performance while increasing sharply in 2022, is still below the Local Plan trajectory target of 1,005 dwellings per annum over the last 10 years (based on the stepped requirement) although if performance in 2022 is maintained over the next few years, significant progress will have been made particularly as there has been a consistently high and increasing level of planning permissions averaging 6,500 dwellings over the last 5 years which have not yet been implemented or completed (of which 5,224 are 'Deliverable').

4.28 **Appendix 2** details the actual completions recorded in the year 2022/23.

### **Housing Land Supply Data**

4.29 The assessment of Housing Land Supply within the AMR draws on several evidence sources to calculate projected completion rates. The 5-Year Housing Land Supply for 2023/24 – 2027/28 has been prepared using the Residential Land Availability (RLA) data supplied from West Sussex County Council (WSCC) as at 31 March 2023 (the latest available data)<sup>8</sup>. It should be noted that there was not a HELAA call for sites in 2022 and so other data sources (see para 4.31 below) were used to estimate deliverable supply looking forward five years from 1 April 2023. However, in 2023 the council undertook a new Call For Sites Process for a range of uses including Residential, Employment, Leisure & Tourism, Gypsy & Travellers, Biodiversity Net Gain, Renewable Energy during June/July 2023.

### **Projected completions on large sites with planning permission**

4.30 For the purposes of assessing the Housing Land Supply 'Large' sites are taken to be sites capable of yielding 5 dwellings or more from the monitoring year 2022/23. This is in line with the most up to date guidance contained within the PPG (Note that Large sites were considered to be 6 or more dwellings, in the AMR 2018).

4.31 WSCC surveys all large sites with planning permission for 5 dwellings or more in West Sussex annually and provides a consistent assessment of the status of available sites, in terms of commencement, actual completion, and projected completions. They liaise with the developers of the large sites with full planning permission to gain evidence of when completions are predicted to come forward. This, therefore, provides a reliable basis for such sites being included in the assessment, in the terms of the sites being considered deliverable. As well HELAA records and call for sites data, the council uses planning application data, recent appeal decisions, national published data and case officer knowledge to help calculate the five-year deliverable supply (using a consistent

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<sup>8</sup> <https://www.westsussex.gov.uk/about-the-council/information-and-data/data-store/place-data/>

methodology on lead in times and build out rate). The sites on which this assessment is based are listed in **Appendix 3**.

### **Projected completions on Strategic Allocation Sites without Planning Permission.**

- 4.32 The stepped trajectory (**Appendix 4**) shows the predicted build out rates of the strategic allocation sites. This updated build out rate has been informed by the evidence sources outlined in para 4.31 above. The Strategic Allocations and the details of each site included can be seen under **Appendix 4**.

### **Projected completions on Housing & Economic Land Availability Assessment (HELAA) sites**

- 4.33 A general call for sites for housing and employment use was last undertaken for the HELAA in June/July 2021. In 2023 the council undertook a new call for sites 2023 process in June/July 2023. This allowed sites for a range of uses to be submitted including residential, employment, Biodiversity Net Gain, Blue / Green Infrastructure and Leisure & Tourism uses<sup>9</sup>. The HELAA is not to be used for Development Management decisions as the HELAA confers no planning permission status to any site categorised as either Deliverable, Developable or Not currently Developable. Sites may move from one category to another depending on circumstances. It remains a high-level assessment by the authority. The most recent HELAA document and interactive map was produced in January 2022. This can be seen on the webpage here: <https://www.arun.gov.uk/helaa-brownfield-land-self-build-registers>
- 4.34 For the purpose of this assessment, sites of 5 or more dwellings identified within the HELAA as suitable, deliverable, achievable and within the current built up area are included - provided sufficient evidence of deliverability was provided by the promoters - see **Appendix 5** for details of sites included.

### **Projected completions on Made Neighbourhood Plan Sites**

- 4.35 Sites allocated in Neighbourhood Plans that have either been made or that have passed examination (as at 31 March 2023) are included if they are considered likely to come forward within the next 5 years. All such sites have been assessed as deliverable as part of the Neighbourhood Plan process and where up to date evidence was provided – see **Appendix 6** for details of sites included.

### **Projected Completions & Implementation rates on small sites**

- 4.36 The WSCC RLA survey includes comprehensive information on all planning permissions for residential development of all site sizes and dwelling numbers. From this data it is possible to determine the number of dwellings permitted on all 'small' sites, i.e. sites of less than 5 dwellings, as at 31 March 2023.

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<sup>9</sup> ADC. 2023. Call For Sites 2023 Process. <https://www.arun.gov.uk/helaa-brownfield-land-self-build-registers>

4.37 These small sites are then categorised as either under construction ('In Course of Erection' – ICE), or not commenced. Sites under construction are assumed to be fully built out within the next 5 years, so these are included in the 5-year supply. Of the sites that are not yet commenced a non-implementation rate is applied (see **Appendix 7**). A list of small site commitments data is set out at **Appendix 8**.

### Small Sites Windfall calculation

4.38 The NPPF 2023 (paragraph 71) provides for LPAs to make an allowance for windfall sites as part of the anticipated supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

4.39 **Appendix 7** uses the data from the WSCC RLA on dwelling completions on small sites from 2004/5 to 2022/23, specifically excluding development on residential gardens, in compliance with NPPF para 71. This demonstrates that completions on such sites were never lower than 19 dpa and were as high as 147 dpa with an overall average of 70 dpa for the last 19 years.

4.40 On this basis it is concluded that it is reasonable to provide a windfall allowance of small sites at a rate of 70 dwellings per annum (the average for the period 2004/5 - 2022/23) towards the 5-year HLS period. A windfall figure is only included within a year's worth of housing supply when the supply from existing permissions on small sites is less than 70. This ensures that no one year exceeds 70 dwellings as a windfall allowance. As well as **Appendix 7** the table below demonstrates this:

	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Small site Dwellings projected	105	74	49	8	1	<b>237</b>
Windfalls allowance	0	0	21	62	69	<b>152</b>

### Housing Land Supply Assessment

4.41 Since adoption of the Arun Local Plan 2018 it is recognised that delivery rates have not been as forthcoming as previously predicted, to enable the completions to come through as anticipated despite the being a healthy overall level of permissions. The reasons for this are covered in more detail by the Action Plan 2019 and the councils updated 'Housing Delivery Test Action Plan 2021'<sup>10</sup> but can be summarised as:

<sup>10</sup>

<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n17852.docx&ver=18532>

- The quality of some of the submissions for major applications has not been of sufficient quality, to allow a timely approval.
  - Some applications on strategic allocations which had officer recommendation for approval were subsequently refused at Committee.
  - The actual rate of completions is highly dependent on the developers, which is largely out of Local Authority control.
  - Developers have not delivered on their previously promoted build out rates.
  - Applications on all the strategic sites have not been as forthcoming as anticipated.
- 4.42 There has been some improvement this in 2022/23 with sites receiving planning permission on Strategic Allocations and the supply of promoter's specific site deliverability evidence, (e.g., site housing trajectories). Further progress is anticipated as Masterplans are in place coordinating permissions coming forward to overcome delays experienced from an over reliance on strategic developments (e.g. long lead times from pre-application, planning permission, reserved matters, discharge of conditions and subsequent build out rates and start on site by the development sector).
- 4.43 Additionally, the council commissioned an external consultant to undertake delivery agreements with landowners and developers on 8 sites (1 additional site was put forward by the landowners) in August / September 2023. Of those 9 sites, 4 had outline planning permission and 5 were strategic allocation sites without planning permission as at 31 March 2022<sup>11</sup>. This resulted in signed delivery agreements being returned including 6 complete proformas, 2 partially complete and 1 uncompleted proforma. This contained estimated projected housing trajectories to boost the requirement of delivery evidence to meet Category B of the NPPF 2023 Annex 2<sup>12</sup> definition of a deliverable site.
- 4.44 The latest update of the Local Plan Housing Trajectory can be viewed at Appendix 9. This shows the actual and predicted dwelling numbers that make up the Housing Land Supply over the whole plan period (2011 - 2031).
- 4.45 The table below summarizes how the 5-year housing land supply assessment has been calculated using the land supply data sources outlined above against the Standard Housing Method (SHM) in accordance with the PPG (see paragraphs 4.11 and 4.21). The SHM local housing need figure for Arun District is 1,373 dwellings per annum. The SHM already builds in an affordability uplift to address housing delivery performance. The Local Plan backlog/shortfall is, therefore, no longer applied or appropriate. Evidence shows that there has been significant progress in bringing forward planning approvals on strategic sites including a framework of coordinating Masterplans. The Arun Housing Market Absorption Study (December 2022)<sup>13</sup> considers that this progress should be monitored over the period 2023-2024 to assess a likely step increase in housing

<sup>11</sup> Arun Residential Site Delivery Agreements October 2023. Lambert Smith Hampton. <https://www.arun.gov.uk/housing-planning-policy/>

<sup>12</sup> NPPF 2023, Annex B Deliverable Site definition. [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/101321/National_Planning_Policy_Framework_(publishing.service.gov.uk))

<sup>13</sup> <https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n19405.pdf&ver=21971>

delivery as a result. Indeed housing completions show a step increase in 2022. Arun has also published HDT Action Plans which have helped to provide policy coordination to tackle the backlog through high level Masterplans including publishing an Interim Housing Statement ('call for sites') and work to secure 'Developer Delivery Agreements' to remove barriers (see para 4.43 above).

- 4.46 This 5-year housing land calculation indicates that there is a **4.17**-year land supply and includes a HDT buffer of 20% (based on 61% HDT delivery performance).

### **5-Year Housing Land Supply Table**

**5-Year Housing Land Supply based on the Standard Housing Method (SHM)-** Large Sites Commitments, NP Allocations and HELAA sites all include a 10% slippage reduction.

A	<b>Standard Housing Method annualised figure for Arun housing requirement 2023/24 - 2027/28 (1,373 x 5)</b>	6,865
B	Plus 20% Buffer (A x 0.2)	<b>1,373</b>
C	<b>Total Requirement 2023/24 - 2027/28 (A+B)</b>	<b>8,238</b>
D	<b>Large Site Commitments</b> (as at 31 March 2023 from WSCC RLA data – Appendix 2)	4,988
E	<b>Small Site Commitments</b> (as at 31 March 2023 from WSCC RLA data – Appendix 6)	236
F	<b>Windfall allowance</b> (as at 31 March 2023 from WSCC RLA data – Appendix 6)	152
G	<b>Made Neighbourhood Plan Allocations</b> without planning permission as at 31 March 2023 from HELAA – Appendix 5)	170
H	<b>Deliverable HELAA Sites within built up area</b>	119
I	<b>Strategic Site Allocations</b> (without PP as at 31 March 2023 or committed after 31 March 2023 – Appendix 3)	1,210
J	Total Supply (D+E+F+G+H+I)	6,875
K	<b>5-Year Supply in years (J/C x 5)</b>	<b>4.17</b>

Note: SHM District figure includes a nominal element of need for South Downs National Park.

**Appendix 1 - Historic Completions per year**

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**Appendix 1 - Historic Completions per year**

**Table 1** Net Completions - WSCC RLA Excluding SDNP  
Data last 15 years

Years	Total Actual Completions
2008/9	548
2009/10	416
2010/11	519
2011/12	722
2012/13	475
2013/14	359
2014/15	601
2015/16	890
2016/17	622
2017/18	704
2018/19	603
2019/20	515
2020/21	673
2021/22	653
2022/23	931
Total	<b>9231</b>
Average	<b>615</b>

**Table 2** Net Completions - WSCC RLA data Excluding SDNP and Total Outstanding Planning Permissions (Commitments) at 31 March  
Data last five years

Years	Total Actual Completions	Total Outstanding Planning Permissions (Commitments) at 31 March
2018/19	603	5340
2019/20	515	7027
2020/21	673	6711
2021/22	653	6469
2022/23	931	6879



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**Appendix 2 - Completions recorded 2022/23 (As at 31 March 2023)**

Parish	Planning Ref	Start Date	net built	Builder Label	Previous Use	Large Site	Site Address	Site Description
Aldingbourne	AL/64/20/PL	31/03/2021	9	PRIVATE SECTOR	AGRICULTURAL	TRUE	Springfield Hook Lane Aldingbourne	Demolition of the existing dwelling & construction of 2 no. 2-bed. 3 no. 3-bed, 4 no. 4-bed houses including access, landscaping & associated works (resubmission following AL/27/20/PL).
Aldingbourne	AL/76/19/PL	31/03/2023	0	PRIVATE SECTOR	RESIDENTIAL	FALSE	Evergreens Level Mare Lane Fontwell	Demolition of existing dwelling & erection of 3 bed replacement chalet dwelling
Aldingbourne	AL/107/18/PL	31/03/2020	1	PRIVATE SECTOR	AGRICULTURAL	TRUE	Nyton Stables Nyton Stables Nyton Road	Application for continued use for 3 No. approved permanent showpersons plots (temporary permission granted under AL/119/10/ & permanent permission granted under AL/10/14/PL), planning permission for a further 8 No. plots consisting of 4 No. existing & 4 No. new plots (to a maximum of 11 plots) with associated hard & soft landscaping, boundary treatment, lighting & associated works.
Aldingbourne	AL/129/17/PL	18/06/2021	2	PRIVATE SECTOR	Garden	FALSE	Land east of Forge House, Nyton Road, Westergate	Demolition of existing garage, demolition of portion of flint wall to reinstate pedestrian access onto Nyton Road and erection of 2 No. dwellings with associated car parking, cycle storage, bin storage and gardens.
Aldingbourne	AL/3/19/PL	31/03/2021	9	PRIVATE SECTOR	AGRICULTURAL	TRUE	Nyton Nursery Nyton Road Westergate Aldingbourne	Residential development of 68 No. dwellings (net increase of 23 over current consent AL/102/17/RES) including 30% affordable housing (7 units) with associated access, public open space & landscaping.
Aldingbourne	AL/102/17/RES	31/03/2018	21	PRIVATE SECTOR	AGRICULTURAL	TRUE	Nyton Nursery Nyton Road Westergate Aldingbourne	Application for approval of Reserved Matters following outline application AL/61/13/ for the demolition of existing glasshouses, bungalow, stables & outbuildings & residential development of 268 dwellings incl 30% affordable housing (incorporating 60 senior living units) with associated access, public open space & landscaping
Aldingbourne	AL/3/19/PL	31/03/2021	4	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Nyton Nursery Nyton Road Westergate Aldingbourne	Residential development of 68 No. dwellings (net increase of 23 over current consent AL/102/17/RES) including 30% affordable housing (7 units) with associated access, public open space & landscaping.
Aldwick	AW/155/17/PL	26/04/2021	1	PRIVATE SECTOR	Garden	FALSE	Land to the side of Brus Lodge 28 Kingsway Aldwick	Erection of 1No. detached dwelling. This application affects the character and appearance of Craigweil House Aldwick Conservation area
Angmering	A/76/20/PL	31/03/2022	17	PRIVATE SECTOR	AGRICULTURAL	TRUE	Land at Dappers Lane Angmering	84 No. dwellings, public open space, play areas, associated infrastructure & landscaping. This application affects a Right of Way.
Angmering	A/64/21/PL	31/03/2022	6	PRIVATE SECTOR	Business	TRUE	Former Shrublands Nursery Roundstone Lane Angmering	Demolition of existing buildings & erection of 40 No. residential dwellings including 12 No. (30%) affordable units & associated landscaping, road layout, parking & provision of Public Open Space
Angmering	A/76/20/PL	31/03/2022	7	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Land at Dappers Lane Angmering	84 No. dwellings, public open space, play areas, associated infrastructure & landscaping. This application affects a Right of Way.
Angmering	A/109/20/RES	04/02/2020	8	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Land South of Water Lane Angmering	Approval of reserved matters following outline consent A/99/17/OUT for 175 No dwellings & associated infrastructure. This application may affect the setting of a listed building, may affect the character & appearance of the Angmering Conservation Area & falls within Strategic Site SD9, CIL Zone 1 (Zero Rated).

Angmering	A/109/20/RES	04/02/2020	31	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Land South of Water Lane Angmering	Approval of reserved matters following outline consent A/99/17/OUT for 175 No dwellings & associated infrastructure. This application may affect the setting of a listed building, may affect the character & appearance of the Angmering Conservation Area & falls within Strategic Site SD9, CIL Zone 1 (Zero Rated).
Angmering	A/109/20/RES	04/02/2020	38	PRIVATE SECTOR	AGRICULTURAL	TRUE	Land South of Water Lane Angmering	Approval of reserved matters following outline consent A/99/17/OUT for 175 No dwellings & associated infrastructure. This application may affect the setting of a listed building, may affect the character & appearance of the Angmering Conservation Area & falls within Strategic Site SD9, CIL Zone 1 (Zero Rated).
Angmering	A/168/18/RES	29/08/2019	5	PRIVATE SECTOR	AGRICULTURAL	TRUE	Merry England Nursery Dappers Lane Angmering	Application for approval of reserved matters following outline planning permission A/142/16/OUT for the demolition of existing buildings & erection of 17 no. dwellings, refurbishment of 1no 3bed dwelling & the provision of pedestrian footpath adjacent to Dappers Lane
Angmering	A/85/18/RES	31/03/2020	9	PRIVATE SECTOR	Garden	TRUE	Land between New Place Bungalow & Arundel Road Angmering	Approval of reserved matters for appearance, landscaping, layout & scale following outline consent A/131/16/OUT for 9 No. one & a half storey houses with garaging.
Arundel	AB/25/16/PL	31/03/2020	1	PRIVATE SECTOR	OFFICE	FALSE	Windfall Cottage 65a High Street Arundel	Change of use from office (A2 Financial & Professional Services) to 1 No. dwelling (C3 Dwelling Houses)
Arundel	AB/48/19/PL	31/03/2023	1	PRIVATE SECTOR	SHOPPING	FALSE	Sparks Yard 18 Tarrant Street Arundel	Change of uses to form an upper floors single, four bedrooomed residential unit (use class C3a) & a ground floor commercial unit (use classes A1, A2 and B1a), together with all associated works. This application affects the character & appearance of the Arundel Conservation Area.
Arundel	AB/15/18/PL	12/12/2019	1	PRIVATE SECTOR	OFFICE	FALSE	Longmace House 8A The High Street Arundel	Part change of use from business (A2 Financial & Professional Services) to residential use (C3 Dwellinghouse) on part ground, 1st & 2nd floors. This application affects the character & appearance of the Arundel Conservation Area.
Barnham & Eastergate	BN/43/16/PL	31/03/2017	30	PRIVATE SECTOR	RESIDENTIAL	TRUE	Angels Nursery Yapton Road Barnham	95 No. dwellings together with access, landscaping open space & associated works.
Barnham & Eastergate	BN/28/17/RES	10/07/2019	2	HOUSING ASSOCIATION	OTHER DEV	TRUE	Rear of The Lillies Yapton Road Barnham	Outline application with all matters reserved for the erection of 38 No. dwellings including open space, landscaping & new access. This application is a Departure from the Development Plan
Barnham & Eastergate	BN/73/19/PL	31/03/2023	1	PRIVATE SECTOR	RESIDENTIAL	FALSE	Barnham Court Farm Church Lane Barnham	Change of use of The Little Yard to independent dwelling & the stationing of up to 4 No. Shepherd Huts to be used as tourist accommodation.
Barnham & Eastergate	BN/6/18/RES	10/07/2019	4	PRIVATE SECTOR	OTHER DEV	TRUE	Rear of The Lillies Yapton Road Barnham	Approval of reserved matters following outline consent BN/32/15/OUT relating to appearance, landscaping, layout & scale for erection of 38 No. dwellings including open space, landscaping & new access (resubmission following BN/28/17/RES).
Barnham & Eastergate	BN/28/17/RES	10/07/2019	9	HOUSING ASSOCIATION	OTHER DEV	TRUE	Rear of The Lillies Yapton Road Barnham	Outline application with all matters reserved for the erection of 38 No. dwellings including open space, landscaping & new access. This application is a Departure from the Development Plan
Barnham & Eastergate	BN/43/16/PL	31/03/2017	17	HOUSING ASSOCIATION	RESIDENTIAL	TRUE	Angels Nursery Yapton Road Barnham	95 No. dwellings together with access, landscaping open space & associated works.
Barnham & Eastergate	BN/50/18/PL	04/07/2019	1	PRIVATE SECTOR	RESIDENTIAL	FALSE	The Fallows Highground Lane Barnham	Erection of 1 No. replacement dwelling & conversion of existing out building (approved dwelling) into double garage.

Barnham & Eastergate	BN/43/16/PL	31/03/2017	11	HOUSING ASSOCIATION	RESIDENTIAL	TRUE	Angels Nursery Yapton Road Barnham	95 No. dwellings together with access, landscaping open space & associated works.
Barnham & Eastergate	BN/135/20/PL	31/03/2023	-1	PRIVATE SECTOR	AGRICULTURAL	TRUE	Barnham/Eastergate/West ergate - Boweries Barnham Road Eastergate	Construction of 30 no. dwellings, new access, public open space, landscaping and associated works
Barnham & Eastergate	WA/48/19/RES	31/03/2021	57	PRIVATE SECTOR	AGRICULTURAL	TRUE	Land to the East of Fontwell Avenue Fontwell	Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Barnham & Eastergate.
Barnham & Eastergate	WA/48/19/RES	31/03/2021	8	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Land to the East of Fontwell Avenue Fontwell	Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Barnham & Eastergate.
Barnham & Eastergate	WA/48/19/RES	31/03/2021	1	PRIVATE SECTOR	AGRICULTURAL	TRUE	Land to the East of Fontwell Avenue Fontwell	Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Barnham & Eastergate.
Barnham & Eastergate	BN/50/20/PL	31/03/2022	34	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Land west of Fontwell Avenue Fontwell Avenue Eastergate	Demolition of existing structures on-site & erection of 42 No. dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan.
Barnham & Eastergate	WA/48/19/RES	31/03/2021	8	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Land to the East of Fontwell Avenue Fontwell	Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Barnham & Eastergate.
Barnham & Eastergate	BN/50/20/PL	31/03/2022	8	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Land west of Fontwell Avenue Fontwell Avenue Eastergate	Demolition of existing structures on-site & erection of 42 No. dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan.
Bersted	BE/103/19/RES	31/03/2021	3	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Land West of New Barn Lane Bersted	Approval of reserved matters following the grant of BE/77/16/OUT and BE/40/18/PL for 50 No. residential units with associated roads, drainage & other related infrastructure.
Bersted	BE/103/19/RES	31/03/2021	6	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Land West of New Barn Lane Bersted	Approval of reserved matters following the grant of BE/77/16/OUT and BE/40/18/PL for 50 No. residential units with associated roads, drainage & other related infrastructure.

Bersted	BE/103/19/RES	31/03/2021	21	PRIVATE SECTOR	AGRICULTURAL	TRUE	Land West of New Barn Lane Bersted	Approval of reserved matters following the grant of BE/77/16/OUT and BE/40/18/PL for 50 No. residential units with associated roads, drainage & other related infrastructure.
Bognor Regis	BR/329/18/PL	10/10/2019	2	PRIVATE SECTOR	RESIDENTIAL	FALSE	123 Longford Road Bognor Regis	Change of use of single dwellinghouse to 2 No. residential apartments.
Bognor Regis	BR/231/19/PL	31/03/2023	1	PRIVATE SECTOR	RESIDENTIAL	FALSE	86 Annandale Avenue Bognor Regis	Erection of first floor rear extension to provide 1 No. 2 bed flat (resubmission following BR/317/18/PL).
Bognor Regis	BR/114/20/PL	31/03/2022	10	PRIVATE SECTOR	RESIDENTIAL	TRUE	13-17 Abbeyfield Richmond Avenue Bognor Regis	Conversion of existing vacant residential care home into 10 No. flats. This application is not CIL Liable as flats in Zone (Zero Rated).
Bognor Regis	BR/257/19/PL	20/06/2019	27	PRIVATE SECTOR	Business	TRUE	The Royal Hotel The Esplanade Bognor Regis	Refurbishment, external alterations, extensions & reconfiguration of previously permitted conversion to rebuild ground floor A3 restaurant & provide a total of 27 flats. This application affects the character & appearance of The Steyne, Bognor Regis, Conservation Area
Bognor Regis	BR/247/19/PL	31/03/2023	0	PRIVATE SECTOR	RESIDENTIAL	FALSE	29A Station Road Bognor Regis	Change of use & conversion of first & second floors from dwelling (C3 Dwelling houses) to 5 room HMO (C4 Houses in multiple occupation) with associated upgrades, additional rooflights & new WC new window to rear. This application may affect the character & appearance of the Bognor Regis Railway Station Conservation Area.
Bognor Regis	BR/68/15/PL	31/03/2019	1	PRIVATE SECTOR	SHOPPING	FALSE	61 Queensway Bognor Regis	1 No. 2 bed apartment in vacant retail space at rear including enlargement of second floor rear dormer window & roof terrace for existing apartment.
Bognor Regis	BR/178/19/PL	31/03/2023	1	PRIVATE SECTOR	RESIDENTIAL	FALSE	Delawarr House, Flat 1 144 Aldwick Road Bognor Regis	Existing ground floor flat converted into 2 No. one bedroom apartments with single storey side extension & rear orangery
Bognor Regis	BR/281/18/PL	31/03/2023	-1	PRIVATE SECTOR	RESIDENTIAL	TRUE	99 Victoria Drive Bognor Regis	Demolition of existing dwelling & erection of a three story building to provide 9 No. flats, 6 No. 1 bed & 3 No. 2 bed units with associated amenity areas, access & car parking.
Bognor Regis	BR/324/17/PL	31/03/2021	8	PRIVATE SECTOR	RESIDENTIAL	TRUE	283-285a Chichester Road Bognor Regis	Residential Development: restoration of 2 houses and attached commercial annexe to pair of semi-detached houses, replacement of bungalow with pair of semi-detached houses, development of land to rear for eight flats (6 x 2 bed & 2 x 1 bed)
Climping	CM/65/19/PL	31/03/2023	0	PRIVATE SECTOR	RESIDENTIAL	FALSE	Atherington Lodge Climping Street Climping	Demolition of existing dwelling & construction of new dwelling on existing footprint of original & retaining the same vernacular style - (Resubmission of CM/33/19/PL) Departure from the Development Plan.
Climping	CM/21/19/PL	31/03/2022	9	PRIVATE SECTOR	Garden	TRUE	Land adjacent to Scyld Horsemere Green Lane Climping	Construction of 9 no. dwellings, access, landscaping and associated works
Climping	CM/28/17/PL	19/06/2019	1	PRIVATE SECTOR	AGRICULTURAL	FALSE	Ryebank Farm New Barn Grevatts Lane Climping	Repair, restoration, extension & change of use of Heritage Asset barns from concrete pre-fabrication factory to single residence.
East Preston	EP/105/16/PL	12/03/2020	1	PRIVATE SECTOR	Garden	FALSE	Land Between Ash Hollow & West House Seafield Road East Preston	1 No. dwelling.
East Preston	EP/180/18/PL	31/03/2023	1	PRIVATE SECTOR	OTHER DEV	FALSE	Building West of 131 Sea Road East Preston	Change of use of boat store & sail loft (Sui Generis) to a single residential dwelling (C3 - Dwellinghouse) & part change of use of former dinghy pen to caravan site (Sui Generis)
Felpham	FP/195/18/PL	23/08/2019	1	PRIVATE SECTOR	Garden	FALSE	2 Second Avenue Felpham	Detached two storey dwelling (resubmission of FP/127/17/PL).
Felpham		20/12/2011	4	PRIVATE SECTOR	Business	FALSE	109a Felpham Way Felpham	Extension and change of use from builders yard and offices to form 4 one bedroom flats.

Felpham	FP/57/19/PL	31/03/2023	1	PRIVATE SECTOR	Business	FALSE	Ye Old Malt House Restaurant Waterloo Road Felpham	Conversion of existing restaurant (A3 Food & Drink) & flat into 2 No. cottages. This application affects the character & appearance of the Felpham Conservation Area.
Felpham	FP/249/18/PL	31/03/2023	0	PRIVATE SECTOR	RESIDENTIAL	FALSE	22 North Way Felpham	Replacement of existing bungalow with 1 No. chalet bungalow (to approved design FP/259/17/HH).
Felpham	FP/263/18/PL	14/06/2019	1	PRIVATE SECTOR	RESIDENTIAL	FALSE	Timberly The Ridgeway Felpham	Demolition of existing chalet dwelling & erection of replacement dwelling.
Ferring	FG/219/18/PL	31/03/2023	-1	PRIVATE SECTOR	RESIDENTIAL	FALSE	11 Ocean Drive Ferring	Demolition & erection of 1 No. dwelling with associated parking & turning.
Ferring	FG/117/13	31/03/2023	0	PRIVATE SECTOR	RESIDENTIAL	FALSE	Rookery Nook 9 Ocean Drive Ferring	Replacement dwelling.
Ferring	FG/105/20/PL	31/03/2021	2	PRIVATE SECTOR	Business	TRUE	The Tudor Close Public House Ferringham Lane Ferring	Conversion of existing Public House (Use Class A4) to create 7 No residential units comprising 5 No 1-bedroom units & 2 No 2-bedroom units & the erection of 2 No 1-bedroom semi-detached bungalows, associated car parking & landscaping (resubmission following FG/46/20/PL). This application affects a Public Right of Way & is in CIL Zone 4, CIL Liable for new dwellings.
Ferring	FG/202/17/PL	09/11/2018	1	PRIVATE SECTOR	Business	FALSE	104 Ferring Street Ferring	Change of use from restaurant (A3 Restaurant) to takeaway (A5 Hot Food Takeaway), repositioning of extraction flue, removal of existing rear extensions, erection of rear extension for 1 No. flat.
Littlehampton	LU/302/14/PL	25/10/2019	1	PRIVATE SECTOR	Business	FALSE	Washer Woman 16 Western Road Littlehampton	Change of use of launderette (Sui Generis) to 1 No apartment (C3 Dwelling Houses). This application affects the character and appearance of the Littlehampton Seafront Conservation Area.
Littlehampton	LU/178/20/RES	31/03/2022	18	PRIVATE SECTOR	AGRICULTURAL	TRUE	Phase 2B at Hampton Park - Land north of Toddington Lane Littlehampton	Approval of reserved matters following outline consent LU/47/11 for 46 No. dwellings.
Littlehampton	LU/251/15/PL	01/11/2018	3	PRIVATE SECTOR	Garden	FALSE	Land East of 1 & 2 Tulley Cottages Toddington Lane Littlehampton	Erection of 3 No. dwellings
Littlehampton	LU/178/20/RES	31/03/2022	28	PRIVATE SECTOR	AGRICULTURAL	TRUE	Phase 2B at Hampton Park - Land north of Toddington Lane Littlehampton	Approval of reserved matters following outline consent LU/47/11 for 46 No. dwellings.
Littlehampton	LU/116/21/PL	31/03/2023	4	PRIVATE SECTOR	OTHER DEV	TRUE	Land South Of The Littlehampton Academy Fitzalan Road Littlehampton	Erection of 112 No. residential units with access from Fitzalan Road, open space, hard and soft landscaping works, internal roads/footways, car and cycle parking, substation, bin store and associated engineering and infrastructure works.
Littlehampton	LU/154/19/PL	22/05/2019	1	PRIVATE SECTOR	Business	FALSE	52 High Street Littlehampton	Change of use of ground floor from banking (A2 Financial & professional services) to retail (A1 Shops), permitted development to form 2 No. flats above plus 1 No. further flat & extension to form 1 No. two storey dwelling & ancillary alterations
Littlehampton	LU/154/19/PL	22/05/2019	3	PRIVATE SECTOR	Business	FALSE	52 High Street Littlehampton	Change of use of ground floor from banking (A2 Financial & professional services) to retail (A1 Shops), permitted development to form 2 No. flats above plus 1 No. further flat & extension to form 1 No. two storey dwelling & ancillary alterations
Littlehampton	LU/84/21/PL	31/03/2023	-2	PRIVATE SECTOR	RESIDENTIAL	FALSE	36 - 38 Surrey Street Littlehampton	Change of use of premises to a mixed use comprising of 1 No. 4-bedroom HMO unit & retention of 1 No. bed-sit unit at first floor; 2 No. holiday let use units at ground floor with reduction in size of retained hairdressers & ancillary retail storage space & staff facilities to be provided at basement level.

Littlehampton	LU/60/18/PL	23/07/2018	4	PRIVATE SECTOR	RESIDENTIAL	FALSE	Sunnymeade Courtwick Lane Littlehampton	Demolition of existing dwelling & garage & erection of 4 No. dwellings with on-site parking & landscaping.
Littlehampton	LU/7/19/PD	24/01/2020	30	PRIVATE SECTOR	INDUSTRY	TRUE	Unit 4 Hawthorn Road Littlehampton	Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3) to provide 30 self-contained flats (14 studios & 16 one-bed flats)
Middleton on Sea	M/6/22/PL	31/03/2023	0	PRIVATE SECTOR	RESIDENTIAL	FALSE	88 Ancton Way Elmer Middleton-On-Sea	Demolition of existing bungalow and erection of 1 No 2-storey, 4-bedroom detached house with 3 No off road car parking spaces.
Middleton on Sea	M/143/18/PL	16/10/2019	1	PRIVATE SECTOR	RESIDENTIAL	FALSE	66 Ancton Way Elmer Middleton-On-Sea	Erection of a new 4 bedroom dwelling
Middleton on Sea	M/53/19/PL	31/03/2023	0	PRIVATE SECTOR	RESIDENTIAL	FALSE	7 Alleyne Way Elmer Middleton-On-Sea	Demolition & erection of 1 No. dwelling.
Pagham	P/70/19/RES	08/06/2020	41	PRIVATE SECTOR	AGRICULTURAL	TRUE	Land at Summer Lane Pagham	Approval of reserved matters following outline consent P/58/15/OUT for 90 No. dwellings. Also seeking to address the terms of planning conditions 6 (Phasing), 8 (ecology), 9 (Surface Water), 12 (Vehicular Access), 15 (Parking), 18 (Travel Plan), 20 (Landscape Management), 24 (Parking Control), 25 (Dwelling Parking) and 26 (Materials).
Pagham	P/70/19/RES	08/06/2020	13	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Land at Summer Lane Pagham	Approval of reserved matters following outline consent P/58/15/OUT for 90 No. dwellings. Also seeking to address the terms of planning conditions 6 (Phasing), 8 (ecology), 9 (Surface Water), 12 (Vehicular Access), 15 (Parking), 18 (Travel Plan), 20 (Landscape Management), 24 (Parking Control), 25 (Dwelling Parking) and 26 (Materials).
Pagham	P/79/19/PL	27/01/2020	1	PRIVATE SECTOR	RESIDENTIAL	FALSE	78 Harbour Road Pagham	Demolition of existing sheds & dwelling & erection of 1 No. dwelling.
Pagham	P/111/19/PL	30/03/2020	2	PRIVATE SECTOR	OFFICE	FALSE	209 Pagham Road Pagham	Change of use of existing betting shop (Sui Generis) on ground floor with kitchen/WC/office on first floor to 1 No. flat on ground floor (C3 Dwelling houses) and 1 No. flat on first and second floor, to include single storey rear extension & conversion of loft space with dormer window on rear elevation. This application may affect the setting of a listed building.
Pagham	P/58/19/PL	31/03/2022	9	PRIVATE SECTOR	OTHER DEV	TRUE	Rear of Inglenook Hotel 253-255 Pagham Road Pagham	Erection of 9 No. dwellings with associated access, parking, cycle & refuse storage & landscape design. This application is a Departure from the Development Plan & may affect the setting of a listed building.
Pagham	P/56/16/PL	31/03/2020	1	PRIVATE SECTOR	INDUSTRY	FALSE	Land behind Meadow Sweet Summer Lane Pagham	Conversion of existing garage workshop into single detached 3 bed bungalow.
Rustington	R/61/19/PL	31/03/2023	1	PRIVATE SECTOR	OTHER DEV	FALSE	Church Farm Cottage 76-78 The Street Rustington	Change of use from museum & cafe to single dwelling. This application may affect the character & appearance of the Rustington Conservation Area
Walberton	WA/95/18/RES	19/07/2019	4	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Land East of Tye Lane Walberton	Approval of reserved matters following outline consent WA/44/17/OUT for the erection of 175 No. dwellings, car parking including garages, internal access roads, footpaths, parking & circulation areas, hard & soft landscaping, allotments, play areas/equipment & community orchard & other associated infrastructure & engineering works. This application may affect the character & appearance of the Walberton Village Conservation Area.
Walberton	WA/76/17/PL	31/03/2022	1	PRIVATE SECTOR	AGRICULTURAL	TRUE	Land South of Wandleys Farm Wandleys Lane Walberton	Application of four Affordable Intermediate Sale Homes and one Full Market home with associated car parking, garaging, landscaping and bin storage and the creation of 2 new accesses onto Wandleys Lane. This application is a Departure from the Development Plan.

Walberton	WA/75/17/PL	31/03/2021	9	PRIVATE SECTOR	Garden	TRUE	Land adjacent to Sunny Corner Copse Lane Walberton	9 No. dwellings with associated car parking, bin storage & landscaping & creation of new access road from existing access onto West Walberton Lane. This application is a Departure from the Development Plan.
Walberton	WA/19/16/PL	31/03/2020	1	PRIVATE SECTOR	OTHER DEV	FALSE	Walberton Place Farm Yapton Lane	Change of use of existing building to 1 no. one-bed unit of staff accommodation.
Walberton	WA/95/18/RES	19/07/2019	29	PRIVATE SECTOR	AGRICULTURAL	TRUE	Land East of Tye Lane Walberton	Approval of reserved matters following outline consent WA/44/17/OUT for the erection of 175 No. dwellings, car parking including garages, internal access roads, footpaths, parking & circulation areas, hard & soft landscaping, allotments, play areas/equipment & community orchard & other associated infrastructure & engineering works. This application may affect the character & appearance of the Walberton Village Conservation Area.
Walberton	WA/79/20/PL	31/03/2023	-1	PRIVATE SECTOR	RESIDENTIAL	TRUE	Spindlewood Yapton Lane Walberton	Demolition of existing dwelling & erections of 8 No. new dwellinghouses with associated landscaping & parking (resubmission following WA/30/20/PL).
Walberton	WA/48/19/RES	31/03/2021	46	PRIVATE SECTOR	AGRICULTURAL	TRUE	Land to the East of Fontwell Avenue Fontwell	Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Barnham & Eastergate.
Walberton	WA/38/17/PL	16/03/2021	1	PRIVATE SECTOR	RESIDENTIAL	FALSE	Walberton House The Street Walberton	Change of use of a store to a single dwelling with a porch extension & one additional window to north & west elevations & to east facing roof slope (Renewal of consent WA/6/14). This application affects the character and appearance of the Walberton Village conservation area
Walberton	WA/48/19/RES	31/03/2021	7	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Land to the East of Fontwell Avenue Fontwell	Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Barnham & Eastergate.
Walberton	WA/48/19/RES	31/03/2021	50	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Land to the East of Fontwell Avenue Fontwell	Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Barnham & Eastergate.
Walberton	WA/59/19/PL	31/03/2023	3	PRIVATE SECTOR	AGRICULTURAL	FALSE	Pippins Yapton Lane Walberton	Provision of an additional 3 No. residential mobile homes. This application is a Departure from the Development Plan
Walberton	WA/30/19/PL	31/03/2023	1	PRIVATE SECTOR	RESIDENTIAL	FALSE	Walberton House, The Annexe The Street Walberton	Application for change of use from part of accommodation of Walberton House to separate self-contained dwelling. This application affects the character and appearance of the Walberton Village Conservation Area and the setting of a Listed Building.



Walberton	WA/48/19/RES	31/03/2021	25	PRIVATE SECTOR	AGRICULTURAL	TRUE	Land to the East of Fontwell Avenue Fontwell	Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Barnham & Eastergate.
Yapton	Y/72/20/RES	31/03/2022	6	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Land at Stakers Farm North End Road Yapton	Approval of reserved matters following outline approval Y/44/17/OUT for the erection of 70 No. dwellings, public open space, play area, drainage & landscaping. This application affects the character & appearance of the Main Road/Church Road Yapton Conservation Area & affects the setting of Listed Buildings.
Yapton	Y/72/20/RES	31/03/2022	41	PRIVATE SECTOR	AGRICULTURAL	TRUE	Land at Stakers Farm North End Road Yapton	Approval of reserved matters following outline approval Y/44/17/OUT for the erection of 70 No. dwellings, public open space, play area, drainage & landscaping. This application affects the character & appearance of the Main Road/Church Road Yapton Conservation Area & affects the setting of Listed Buildings.
Yapton	Y/26/20/RES	24/03/2021	2	PRIVATE SECTOR	AGRICULTURAL	TRUE	Land at Southern end of Cinders Lane Yapton	Approval of reserved matters following the grant of Y/32/17OUT for the erection of 19 No. dwellings This application also lies within the parish of Climping & affects a Public Right of Way.
Yapton	Y/98/18/RES	31/03/2020	6	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Land off Burndell Road Yapton	Approval of reserved matters (access, appearance, landscaping, layout and scale) following outline permission Y/19/16/OUT for 108 residential dwellings, with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation and ancillary works.
Yapton	Y/53/16/PL	26/04/2019	4	PRIVATE SECTOR	Business	FALSE	Yapton Metal Company Burndell Road Yapton	4 No. dwellings with associated ancillary services & access (resubmission following Y/108/15/PL). This application affects the setting of a Listed Building.
Yapton	Y/63/19/RES	31/03/2021	2	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Bonhams Field Main Road Yapton	Approval of reserved matters following the grant of Y/1/17/OUT for 56 No. dwellings with associated open space & creation of new access. This application affects the character & appearance of the Yapton (Main Road) Conservation Area & affects the setting of listed buildings.
Yapton	Y/98/18/RES	31/03/2020	3	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Land off Burndell Road Yapton	Approval of reserved matters (access, appearance, landscaping, layout and scale) following outline permission Y/19/16/OUT for 108 residential dwellings, with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation and ancillary works.
Yapton	Y/49/21/RES	31/03/2022	8	PRIVATE SECTOR	AGRICULTURAL	TRUE	Land east of Drove Lane Yapton (North West)	Approval of reserved matters following Y/92/17/OUT for 300 No. dwellings.
Yapton	Y/63/19/RES	31/03/2021	10	PRIVATE SECTOR	AGRICULTURAL	TRUE	Bonhams Field Main Road Yapton	Approval of reserved matters following the grant of Y/1/17/OUT for 56 No. dwellings with associated open space & creation of new access. This application affects the character & appearance of the Yapton (Main Road) Conservation Area & affects the setting of listed buildings.
Yapton	Y/63/19/RES	31/03/2021	2	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Bonhams Field Main Road Yapton	Approval of reserved matters following the grant of Y/1/17/OUT for 56 No. dwellings with associated open space & creation of new access. This application affects the character & appearance of the Yapton (Main Road) Conservation Area & affects the setting of listed buildings.

Yapton	Y/82/20/RES	31/03/2021	19	PRIVATE SECTOR	AGRICULTURAL	TRUE	Land to the South of Ford Lane East of North End Road Yapton	Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space, strategic landscaping, 2.2ha of public open space, green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road (resubmission following Y/19/20/RES).
Yapton	Y/82/20/RES	31/03/2021	14	HOUSING ASSOCIATION	AGRICULTURAL	TRUE	Land to the South of Ford Lane East of North End Road Yapton	Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space, strategic landscaping, 2.2ha of public open space, green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road (resubmission following Y/19/20/RES).
Yapton	Y/146/20/RES	31/03/2022	9	PRIVATE SECTOR	AGRICULTURAL	TRUE	Land at Street Buildings North End Road Yapton	Application for approval of reserved matters for the erection of 45 dwellings pursuant to Section 73 permission Y/13/18/PL (following the grant of outline planning permission Y/49/17/OUT) (resubmission following Y/39/20/RES). This application may affect the setting of a Listed Building.
Yapton	Y/98/18/RES	31/03/2020	9	PRIVATE SECTOR	AGRICULTURAL	TRUE	Land off Burndell Road Yapton	Approval of reserved matters (access, appearance, landscaping, layout and scale) following outline permission Y/19/16/OUT for 108 residential dwellings, with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation and ancillary works.

**Appendix 3 - Large site Commitments (With Planning permission at 31 March 2023)**

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Appendix 3 - Large Site Commitments (With Planning permission at 31 March 2023)

Parish	Planning Ref	Site Address	Total Commitment*	EstYr1	EstYr2	EstYr3	EstYr4	EstYr5	EstYr6	EstYr7	EstYr8	EstYr9	EstYr10	EstYr11	EstYr12	EstYr13	EstYr14	EstYr15	EstYr16	EstYrPostYr16	Est Unlikely	Unlikely	Losses	Builder Label	Deliverability Comments**	
Aldingbourne	AL/102/17/RES	Nyton Nursery Nyton Road Westergate Aldingbourne	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Aldingbourne	AL/107/18/PL	Nyton Stables Nyton Stables Nyton Road	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Aldingbourne	AL/20/21/PL	Wings Nursery Lidsey Road Woodgate	45	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Aldingbourne	AL/20/21/PL	Wings Nursery Lidsey Road Woodgate	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Aldingbourne	AL/20/21/PL	Wings Nursery Lidsey Road Woodgate	22	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	HOUSING ASSOCIATION	
Aldingbourne	AL/108/22/RES	Land North of Lee's Yard Lidsey Road Woodgate	38	0	0	15	15	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	HOUSING ASSOCIATION	
Aldingbourne	AL/135/22/RES	Land to West of Hook Lane Hook Lane Westergate	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Aldingbourne	AL/96/22/RES	Land at Bayards Level Mare Lane Eastergate	47	15	15	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Aldingbourne	AL/96/22/RES	Land at Bayards Level Mare Lane Eastergate	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	HOUSING ASSOCIATION	
Aldingbourne	AL/96/22/RES	Land at Bayards Level Mare Lane Eastergate	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	HOUSING ASSOCIATION	
Aldingbourne	AL/18/22/PL	Lidsey Lodge Farm Sack Lane Lidsey	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Aldingbourne	AL/129/21/OUT	Land adjacent to Woodgate Nurseries Lidsey Road Aldingbourne	66	0	0	0	50	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	The site has outline permission under AL/129/21/OUT approved with S.106 22-08-22. The S.106 legal agreement was signed on 08-08-22. The site had a Call For Sites 2023 Update form received in July 2023 which gave an updated housing trajectory whereby the promoter estimates dwellings to be delivered by 2024-2025 onwards.
Aldingbourne	AL/129/21/OUT	Land adjacent to Woodgate Nurseries Lidsey Road Aldingbourne	29	0	0	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	The site has outline permission under AL/129/21/OUT approved with S.106 22-08-22. The S.106 legal agreement was signed on 08-08-22. The site had a Call For Sites 2023 Update form received in July 2023 which gave an updated housing trajectory whereby the promoter estimates dwellings to be delivered by 2024-2025 onwards.
Aldwick		Adj 34 The Drive Aldwick	2	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Aldwick		Adj 34 The Drive Aldwick	3	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Aldwick		Adj 34 The Drive Aldwick	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Aldwick	AW/228/21/RES	Land to the rear of 34, 36, 38, 40 & 44 Carlton Avenue Aldwick	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Angmering	A/38/18/RES	Manor Nursery High Street Angmering	22	0	12	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Angmering	A/38/18/RES	Manor Nursery High Street Angmering	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	HOUSING ASSOCIATION	
Angmering	A/153/22/OUT	Broadlees Dappers Lane Angmering	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	PRIVATE SECTOR	
Angmering	A/26/21/RES	Land west of Brook Lane & South of A259 Angmering	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	54	0	0	PRIVATE SECTOR	The site has outline planning permission under A/153/22/OUT approved with S.106 22-02-23. The S.106 agreement was signed on 03-03-23. The site was promoted during the Call For Sites 2023 process whereby a site update form was submitted in July 2023 whereby the promoter has given an updated housing trajectory estimating all dwellings completed by 2024-2025 (dependent on conditions being cleared and reserved matters). There is identification of a housebuilder Briargates Homes.
Angmering	A/26/21/RES	Land west of Brook Lane & South of A259 Angmering	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	0	0	PRIVATE SECTOR	
Angmering	A/26/21/RES	Land west of Brook Lane & South of A259 Angmering	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	0	0	HOUSING ASSOCIATION	
Angmering	A/26/21/RES	Land west of Brook Lane & South of A259 Angmering	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16	0	0	HOUSING ASSOCIATION	
Angmering	A/109/20/RES	Land South of Water Lane Angmering	73	36	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Angmering	A/109/20/RES	Land South of Water Lane Angmering	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	HOUSING ASSOCIATION	
Angmering	A/256/21/RES	Land North of Water Lane Angmering	366	24	50	50	50	92	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Angmering	A/256/21/RES	Land North of Water Lane Angmering	80	0	0	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	HOUSING ASSOCIATION	
Angmering	A/109/20/RES	Land South of Water Lane Angmering	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	HOUSING ASSOCIATION	
Angmering	A/76/20/PL	Land at Dappers Lane Angmering	42	11	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Angmering	A/76/20/PL	Land at Dappers Lane Angmering	18	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	HOUSING ASSOCIATION	
Angmering	A/256/21/RES	Land North of Water Lane Angmering	79	0	79	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	HOUSING ASSOCIATION	
Angmering	A/64/21/PL	Former Shrublands Nursery Roundstone Lane Angmering	22	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Angmering	A/64/21/PL	Former Shrublands Nursery Roundstone Lane Angmering	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	HOUSING ASSOCIATION	
Angmering	A/64/21/PL	Former Shrublands Nursery Roundstone Lane Angmering	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	HOUSING ASSOCIATION	
Angmering	A/219/17/PL	Land East of Windy Ridge Mayflower Way Angmering	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	HOUSING ASSOCIATION	
Angmering	A/219/17/PL	Land East of Windy Ridge Mayflower Way Angmering	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	HOUSING ASSOCIATION	
Angmering	A/122/19/OUT	Land off Arundel Road Angmering	105	0	0	15	30	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	PRIVATE SECTOR	The site has outline planning permission under A/122/19/OUT approved with S.106 17-03-20. The S.106 Legal Agreement was signed 13-03-20. The site had a Reserved Matters application A/282/22/RES submitted on 20-12-22. This RM application was subsequently approved by the council 20-04-23.
Angmering	A/122/19/OUT	Land off Arundel Road Angmering	48	0	0	12	12	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	HOUSING ASSOCIATION	The site has outline planning permission under A/122/19/OUT approved with S.106 17-03-20. The S.106 Legal Agreement was signed 13-03-20. The site had a Reserved Matters application A/282/22/RES submitted on 20-12-22. This RM application was subsequently approved by the council 20-04-23.
Angmering	A/46/22/RES	Phase 1 - Land off Arundel Road Angmering	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Angmering	A/227/21/OUT	Wilmington Arundel Road Angmering	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Angmering	A/168/21/PL	Land South Of Littlehampton Road and East of Worthing Road Angmering	53	25	25	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Angmering	A/168/21/PL	Land South Of Littlehampton Road and East of Worthing Road Angmering	15	10	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	HOUSING ASSOCIATION	
Angmering	A/168/21/PL	Land South Of Littlehampton Road and East of Worthing Road Angmering	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	HOUSING ASSOCIATION	
Angmering	A/129/21/PL	Rustington Golf Centre Golfers Lane Angmering	131	0	0	50	50	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Angmering	A/129/21/PL	Rustington Golf Centre Golfers Lane Angmering	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Angmering	A/129/21/PL	Rustington Golf Centre Golfers Lane Angmering	37	0	0	15	15	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	HOUSING ASSOCIATION	
Angmering	A/129/21/PL	Rustington Golf Centre Golfers Lane Angmering	20	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	HOUSING ASSOCIATION	
Arundel	AB/88/19/PL	Land at Electricity Sub Station Ford Road Arundel (Ford Road Gas Works)	38	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PRIVATE SECTOR	
Arundel	AB/148/21/PL	1-7 Canada Road Arundel	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	HOUSING ASSOCIATION	











**Appendix 4 - Strategic Sites (without PP at base date) from HELAA**

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Appendix 4 for 5 year HLS - Strategic Sites (without PP at base date) from HELAA

HELAA Ref	Address	Latest Status Comments	Status	Parish	Assessment Type	Commitment	Pending	PA Ref	Strategic Site	Committed Yield (if ICE what's left to build)	Estimated Yield	Losses	Built up Area	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	RLA Base Date	
WE6A	Ryefield Farmhouse, Oaktree Lane (Part of SD5)	Covers part of the Strategic Allocation SD5. Site Update Form 2021 - 6 in yrs 2022-23. Application was refused in 2020 and has history of refusals. Amend to Developable. AL/81/21/PL submitted for 5 dwellings - refused 06-10-21 AL/126/21/PL submitted for 5 dwellings - refused 14-01-22 AL/31/22/PL application pending submitted 03-03-22 for Demolition of existing building and erection of 4 no. houses. - estimated to go to Committee 11-01-23. The application was subsequently approved cond with S.106 17-11-23. The universal undertaking is in the process of being signed as at Nov 2023.	Deliverable	Aldingbourne	Residential		Y	AL/31/22/PL	Yes		4		In	0	0	4	0	0	0	0	0	0	
18AL4	Land at Bridge Cottage and The Old Cottage Lidsey Road	Covers part of the Strategic Allocation SD5. AL/75/19/PL for 8 dwellings - refused 05-12-19 and appeal dismissed - 10.11.20 Site Update Form 2021 - 27 in yrs 2025-26 - 17.08.21. Site Developable as refused/appeal dismissed on sustainability grounds - therefore, tied up with SD5 infrastructure timescales.	Developable	Aldingbourne	Residential				Part		27		Part	0	0	0	0	0	27	0	0		
WE4	Land East of Westergate Street (Part of SD5)	Covers part of the Strategic Allocation SD5. The site also had a hybrid application (AL/15/17/PL) for 101 dwellings (full) and 249 dwellings (outline) refused in March 2020. A 2021 HELAA site update form was submitted for this site which stated that the developer is committing to resubmitting a planning application on the site. History of refusal due to infrastructure requirements. AL/97/22/ESO submitted for Environmental screening request for full application for 400 dwellings. A pre-app was submitted for 400 homes 28-06-22 (however subsequently refused 31-03-23). Estimated that a hybrid application will be submitted within next 12 months (as at Nov 2023). The site has identification of a housebuilder / developer Cala Homes.	Deliverable	Aldingbourne	Residential				Yes		400		In	0	0	0	50	50	50	50	50		
WE6	Ryefield Farm & Woodgate Centre, Oaktree Lane (Part of SD5)	Covers part of the Strategic Allocation site SD5. Pye Homes developer Put back to yr4 as history of refusal indicates need to deliver strategic infrastructure as part of SD5. AL/108/21/ESO Request for Screening Opinion for 180 dwellings - ES Not Required - decided 28-10-21 AL/107/21/PL submitted 16-08-21 for Demolition of the Woodgate Centre buildings (including 3 No. residential dwellings) & the construction of 180 No. residential dwellings. Approved Cond with S.106 - 09-10-23. As at Nov 2023 Site now sold to developers Perssimmon Homes, pre-commencement conditions being submitted. Awaiting signing of S.106 Legal Agreement.	Deliverable	Aldingbourne	Residential		Y	AL/107/21/PL	Yes		180		In	0	0	0	50	50	80	0	0		
BA11B	Fordingbridge Industrial Site & North of Barnham Road 15 Barnham Road (Part of SD5)	Covers part of the Strategic Allocation site SD5. The site has undergone a screening opinion under BN/155/20/EIS for up to 600 dwellings and a care home, where it was decided that an Environmental Impact Statement was required on part of the site 08-02-21. Identification of a housebuilder Barratt Homes. Site Update 2023 - Site has a pending Full application under BN/195/22/PL submitted 04-01-23 for hybrid application of residential parcels for 551 homes and outline with all matters reserved for a care home (C2 Use) - undecided and pending decision at Nov 2023. A site proforma was completed and signed during LSH delivery agreements exercise in Aug / Sept 2023. This anticipates that the construction on site will be made in Spring 2024, with the first dwellings completed in July 2024, both occurring in the monitoring year of 2024/25.	Deliverable	Barnham & Eastergate	Residential		Y	BN/195/22/PL	Yes		551		In	0	63	84	84	84	84	84	68		
18EG2	Bexstone House Barnham Road, Eastergate (Part SD5)	Covers part of the Strategic Allocation site SD5. BN/65/19/OUT for demolition and 10 new dwellings - refused 06-12-19. Site Update 2021 - owner phoned and gave verbal update that nothing has changed re. site status 11.06.21	Developable	Barnham & Eastergate	Residential				Yes		17		In	0	0	0	0	0	17	0	0		

NEWEG1	SD5/BEW site (Barnham Eastergate Westergate)	Covers part of the Strategic Allocation site SD5. BN/112/20/EIS Scoping Opinion issued by delegated powers - 10.11.20 BEW Framework Masterplan was endorsed 25-11-20. BN/131/21/EIS Updated Scoping Opinion Boundary withdrawn 20-10-21 Site promoted in HELAA site update process 2021 with updated trajectories given. The site has a pending outline application submitted on 04-02-22 under BN/11/22/OUT for up to 1,250 dwellings (C3), Care Home (C2/C3), flexible retail and community floor space (Use Class E), primary school, landscaping and realignment of the A29 and early connection to existing A29 including construction of a new road carriageway, junctions and associated infrastructure. It is estimated to go to Planning Committee Sept 2023. Site promoted in Call For Sites 2023 process with updated trajectories given. Additionally a proforma was completed during the LSH Delivery Agreements exercise in Aug / Sept 2023 outlining an updated housing trajectory and evidence of how the site will be delivered.	Deliverable	Barnham & Eastergate	Residential		Y	BN/11/22/OUT	Yes		1250		In	0	0	0	75	150	150	150	150	
NEWEG1A	Land South of BEW (Part of SD5)	Covers part of the Strategic Allocation site SD5. Site Update 2021 site was promoted during HELAA update process 2021 with an updated housing trajectory given by the promoter. No planning application yet submitted for this parcel. CFS 2023 updated form received with trajectories given - promoters estimate 1860 for southern parcel now (from endorsed masterplan). Development on this southern parcel is dependent on infrastructure provision of northern parcel new A29 bypass construction. Therefore developable later in plan period.	Developable	Barnham & Eastergate	Residential				Yes		1860		In	0	0	0	0	0	0	0	0	
NEWA13A	Worthing Rugby Club, Roundstone Lane Angmering (Part of SD11)	Strategic Allocation site SD11 - ANGMERING SOUTH AND EAST. Subsite of NEWA13. Entered during Call for Sites 2021. Site promoted in Call For Sites 2023 - site update form received - 22 in yrs 2024-2025 - however yields below to starting yr 5 due to no application yet received and still in use as a rugby club.	Deliverable	Angmering	Residential				Yes		24		In	0	0	0	24	0	0	0	0	
NEWA13	Worthing Rugby Club, Roundstone Lane Angmering (Part of SD11)	Strategic Allocation site SD11 - ANGMERING SOUTH AND EAST covers the remaining Roundstone Lane area of the Rugby Club. Site Update 2021: The site is still dependent on the existing Rugby Club being relocated to Sea Lane, Ferring. This re-location of the club has not yet been agreed by the Rugby Club Owners. Site promoted in Call For Sites 2023 - Update form received stating available but site still in use as Rugby Club so may come forward later in plan period.	Developable	Angmering	Residential				Yes		226		In	0	0	0	0	0	60	60	65	
125	SD3 - Land off New Barn Lane/Morells Farm/ Chalcraft Nurseries (Bognor Regis ECO Quarter)	STRATEGIC SITE SD3 WEST OF BERSTED for 2500 dwellings. West of Bersted Framework Masterplan endorsed 01-10-20. The site has undergone a scoping opinion where it has decided an Environmental Impact Assessment had to be required under BE/99/20/EIS relating to 2500 new homes - 15-10-20 Site promoted in HELAA site update process 2021 with updated trajectories given. The site has a pending outline application submitted under BE/134/22/OUT on 03-11-22 for up to 2,200 dwellings (C3), C2, B1/B8/C1/E, E1/F2/Sui Generis - undecided and pending decision. The site has been promoted in Call For Sites 2023 process with an updated housing trajectory given. Additionally the site had a completed proforma returned in the LSH Delivery Agreements exercise in Aug / Sept 2023. This gave evidence of the housing trajectory with completions anticipated by 'Mid-2025' and that the S.106 was being in process of being signed.	Deliverable	Bersted	Residential		Y	BE/134/22/OU	Yes		2185		In	0	0	0	50	170	170	170	170	
18BE1	Land at Chalcraft Cottage Bersted (Part of SD3)	The site is part of local plan allocation strategic site SD3. April 2019 Pre-app refused - Construction of 23no. dwellings Site promoted in HELAA site update process 2021. Problems with access. Site promoted in Call For Sites 2023 - update form received for 22 in yrs 2024-2025. However still issues with wider masterplan transport and infrastructure so kept yields as are.	Deliverable	Bersted	Residential				Yes		22		In	0	0	0	0	22	0	0	0	

71*	Land at Former Ford Airfield Ford (SD8)	Strategic Allocation Site SD8 FORD F/4/20/OUT submitted up to 1500 C3, 60 bed (C2), 9000sqm employment floorspace (B1), A1-A5, D1-D2 pending at March 2020 -10.03.20 Ford Framework Masterplan endorsed 03-02-21 F/4/20/OUT taken to Planning Committee 27.04.22 F/4/20/OUT Recommended for Approval 05.05.22 (N.b. Ford Airfield Market Reconfiguration approved under F/5/20/PL - 04-05-22) F/4/20/OUT approved Cond with S.106 14-07-23. Site now sold to homebuilder Vistry Homes. Officer estimates a Reserved Matters application will be submitted in early 2024 (as at Nov 2023). Site requires infrastructure such as new roundabout for access so estimated yields from year 4 onwards.	Deliverable	Ford	Residential	Y		F/4/20/OUT	Yes		1500	In	0	0	0	75	125	125	175	175	31/03/2024			
NEWLU38	Site at West Bank Littlehampton (LEGA/SD4)	Strategic Allocation site SD4 formally known as LEGA (Littlehampton Economic Growth Area).	Developable	Littlehampton	Mixed Use				Yes		1000	In	0	0	0	0	0	0	100	125				
27	Land to the west of Osborne Refrigeration (Part of SD2)	Part of Strategic Allocation Pagham North (SD2) Site Update 2021 - no site update received 18.08.21. P/111/22/PL submitted for Erection of 48 Dwellings - Refused 08-02-23 Pre-App submitted 29-03-23 for 47 dwellings following Refusal of P/111/22/PL.	Developable	Pagham	Residential		Y	P/115/23/PL	Yes		55	In	0	0	0	0	0	25	30	0				
													0	63	88	408	651	788	819	803				

\* Approved after base date of 31.03.23

1210 dwellings in 5 yr supply

3620 LP Total

**Appendix 5 - HELAA Sites included in Trajectory/5-year HLS**

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Appendix 5 - HELAA Sites included in Trajectory/5 year HLS

HELAA Ref	Address	Status	Parish	Commitment?	Pending PA?	PA Ref	Viability Yield	Losses	Built up Area	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	RLA Base Date	Deliverability comments
NEWAL	Garage Court & Allotment Gardens off Ivy Lane	Developable	Aldingbourne				12	In	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0		Site is subject to constraints on some parts e.g. allotments and local greenspace may affect deliverability
82A	St Denys Nurseries (south), Dappers Lane	Developable	Angmering				18	In	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0		There do not appear to be unsurmountable constraints however, there is no evidence on delivery timescales.
20A1	Avenals Barn Water Lane	Developable	Angmering				30	In	0	0	0	0	0	0	10	20	0	0	0	0	0	0	0		Site last updated in 2021 - The site will require flood mitigation and yield reduction from climate change impact but no overall constraints and up to date evidence on delivery trajectory and imminent submission of an outline application.
20AB13	Arundel Police Station The Causeway	Developable	Arundel				7	In	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0		Site still in use as a Police Station so not available until later in plan period it is estimated.
140	Land to the rear of Malvern Croft/Lavender Lodge	Developable	Barnham & Eastergate				6	In	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0		Does not have insurmountable Constraints but no up to date evidence for delivery timescale.
BR19	Regis Centre Site, The Esplanade	Developable	Bognor Regis		Y	BR/83/23/PL	97	In	0	0	0	0	0	0	0	97	0	0	0	0	0	0	0		Site Update 2022 - site has recent planning history under BR/156/16/PL however this lapsed due to none commencement - expired 05-07-2021. The site has been promoted for a new hotel and mixed later in plan period. A pre-app was submitted 09-03-23 for Regis Centre Redevelopment - (approved pre-app 19-04-23). A new application was submitted 17-04-23 under BR/83/23/PL for demolition of existing buildings and construction of a 116 bed hotel - pending decision as at Aug 2023.
BR10	Covers Richmond Road	Developable	Bognor Regis				33	In	0	0	0	0	0	0	0	0	0	0	0	0	0	33	0		Site still in commercial use so not available until re-location to another premises so not likely until later in plan period.
BR1981	Westside Supplies, 17-18 Durban Road	Deliverable	Bognor Regis		Y	BR/238/23/OUT	14	In	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0		Site has recent planning history under BR/90/18/PL lapsed 10-04-22 due to non commencement. However new application submitted under BR/238/23/OUT submitted 19-10-23 for 23 flats (C3) - pending decision as at Nov 2023.
NEWBR	Land adjoining Gordon Avenue West	Deliverable	Bognor Regis				11	In	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0		Site has been recently promoted in Call For Sites 2023 process with an updated form received stating that yields coming forward from year 2 onwards.
18FG1	144 - 148 Littlehampton Road Ferring	Developable	Ferring				18	In	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0		Site last updated in 2020. Therefore developable later in plan period it is estimated.
FG17	Grange House and Mullbery, Church Lane	Developable	Ferring				10	In	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0		Deliverability timescales are unknown but there are limited ecological and historic environment constraints to be addressed for delivery of the site.
LU18A	Toddington Farm (Land North & West of 1-3 Toddington Farm Cottages)	Deliverable	Littlehampton		Y	LU/55/23/PL	13	In	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0		Site has recent planning history under LU/162/17/PL however permission lapsed due to non-commencement 07-01-22. A new application has been LU/55/23/PL submitted 01-03-23 for 10 dwellings (subsequently withdrawn 30-05-23).
LU33A	Meadowfield House	Deliverable	Littlehampton				14	In	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0		Site has been recently promoted in Call For Sites 2023 process with an updated form provided whereby the promoters have stated estimated delivery from year 2024-2025 onwards.
PS12A	St Martins Car Park and Adjoining Site Avon Road Littlehampton	Developable	Littlehampton				56	In	0	0	0	0	0	0	56	0	0								The site is within the LEGA Study 2016. The site was joined with adjoining HELAA site PS12 however now split up due to permission on neighbouring site PS12. No promoter evidence submitted in 2022 or 2023 so developable later in plan period it is estimated.
LU12B	Land North of Littlehampton Academy West of Oakcroft Gardens	Deliverable	Littlehampton				80	In	0	0	0	50	30	0	0	0	0	0	0	0	0	0	0		Site has a Screening Opinion determined under LU/110/22/ESO that resulted in an ES not required on 27-04-22. The site has had recent planning history with a pre-app refused in June 2022. The site has a pending full planning application submitted under LU/299/22/PL on 15-09-22 which is currently undecided and pending decision as at Nov 2023.
FP20	86 Middleton Road	Developable	Middleton				6	In	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0		No promoter evidence submitted in 2022.
78	Clock House and Surrounding Area	Developable	Rustington				13	In	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0		Site last updated in 2021 HELAA update process with updated trajectories given.
R7	Rustington House, Cowdray Drive	Developable	Rustington				25	In	0	0	0	0	0	0	15	10	0	0	0	0	0	0	0		Site last updated in 2021 HELAA update process but no clear trajectory details given.
<b>463</b>									<b>0</b>	<b>11</b>	<b>13</b>	<b>50</b>	<b>58</b>	<b>118</b>	<b>145</b>	<b>10</b>	<b>12</b>	<b>6</b>	<b>0</b>	<b>7</b>	<b>33</b>	<b>0</b>	<b>0</b>		

132 dwellings included in 5 Yr HLS

**Appendix 6 - Made Neighbourhood Plan Allocations (Without Planning Permission as at 31 March 2023)**

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Appendix 6 - Made Neighbourhood Plan Allocations (Without PP as at 31.03.23)

HELAA Ref	Address	Status	Parish	Commitment	Pending App?	PA Ref	Viability Yield	Losses	Built up Area	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	RLA date	Comments on Deliverability	
A1513*	Chandlers BMW Site, Water Lane	Deliverable	Angmering	Y		A/11/23/PL	20		In	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	31/03/2024	A/11/21/PL submitted 03-06-21 - Refused 08-10-21. - and appeal dismissed 26-07-22. New application submitted 23-01-23 under A/11/23/PL for 35 retirement apartments. Approved Conditionally 16-11-23.
RU7	Blastreet, Fitzalan Road	Developable	Arundel				15	1	In	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0		The site was last promoted in 2019. No promoter evidence submitted in 2023.
AB10	Greenhurst, Fitzalan Road	Developable	Arundel				9	1	In	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0		Site last promoted in 2021. No promoter evidence submitted in 2023.
EG7114OUT	Land North of Barnham Road (East of Collins Close) (Former Eastergate Fruit Farm)	Developable	Barnham & Eastergate				40		In	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0		Site now within Scoping Area of BN/155/20/EIS and planning application BN/195/22/PL submitted 04-01-23 and pending decision to date (as at Dec 2023). Site estimated to come forward from year 6 onwards as part of a larger scheme with HELAA Ref. 115.
22BN1	Land at The Square Barnham	Developable	Barnham & Eastergate				37		In	0	0	0	0	0	0	0	0	37	0	0						Site identified from Barnham & Eastergate NDP2 Made 15 March 2022.
138	Land to the East of Collins Close,	Developable	Barnham & Eastergate				20		In	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0		No promoter evidence submitted in 2023.
NEWBE10	Bartons County Infants School Romney Broadwalk	Developable	Bersted		Y	BE/40/22/PL	20		In	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0		BE/40/22/PL submitted 06-04-22 for Demolition of former school building and erection of 21 No. new dwellings - pending decision as at Nov 2023.
NEWFG4	Land at Ferringham Lane	Developable	Ferring				26		In	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0		Parish stated site unlikely to come forward in 2021 update. No promoter evidence submitted in 2023.
NEWFG2	Land Rear of Henty Arms, Ferring Lane	Developable	Ferring				14		In	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0		Site update form 2021 - The site availability is dependant on the provision of replacement allotments equal to or greater in area to those currently on the site. No promoter evidence submitted in 2022.
NEWFG3	Ferring Village Hall, Ferring Street	Developable	Ferring				10		In	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0		No recent promoter evidence submitted in 2022 or 2023.
LU33	Patterson Wilson Road	Deliverable	Littlehampton				15		In	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0		The site has had promoter evidence submitted in 2023 Call For Sites process with an updated housing trajectory given.
NEWLU40	Former Hospital Site, Fitzalan Road/Church Street	Deliverable	Littlehampton				15		In	0	0	0	0	7	8	0	0	0	0	0	0	0	0	0		Site last promoted in 2021 with site update form stating coming forward in 2024 - 2025 however no HELAA site update in 2022 or 2023.
LU12	North of the Littlehampton Academy South of Cornfield Close	Deliverable	Littlehampton		Y	LU/299/22/PL	138		In	0	0	0	50	50	38	0	0	0	0	0	0	0	0	0		A site update form for the 2021 HELAA was completed for the site which details the trajectory timelines. LU/299/22/PL submitted 15-09-22 for 117 dwellings - pending decision as at 07.10.22. (Evidence of Pre-app Submitted in Feb 2022). The site was taken to the 15-06-23 Planning Committee.
20LY2	East of Lyminster Road Lyminster	Deliverable	Lyminster & Crossbush				7		In	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0		Site identified from Lyminster & Crossbush Neighbourhood Development Plan 2022 (Made 9 November 2022) under Policy H1 Housing allocated for 7 dwellings. Site also now within Policy EH1 Village Envelope (which is the same classification as ALP 2018 Built-Up Area Boundary). The site has been recently promoted in the Call For Sites 2023 process with an update form provided with updated trajectory details.
RU4	Sussex Business Village & Todhurst Yard, Lake Lane	Developable	Walberton				11		Out	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0		Site is allocated as a NDP site in made Walberton NDP2 July 2021.
WA8	Land to the rear of Longwall, The Street	Developable	Walberton				3	1	In	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0		Site is allocated as a NDP site in made Walberton NDP2 July 2021.
FON3	Land to West of A27	Deliverable	Walberton				40		In	0	0	5	35	0	0	0	0	0	0	0	0	0	0	0		Site Update 2021 - now within BUAB as per 'Made' Walberton NDP2 14.07.21. Yields estimated to come forward from year 2 onwards but no application submitted yet (as at Aug 2023) so year 3 more likely.
HP3	S & G Motors, Arundel Road	Developable	Walberton				27		In	0	0	0	0	0	7	13	7	0	0	0	0	0	0	0		Site is allocated as a NDP site in made Walberton NDP2 July 2021.
WA2	Land at Dower House, Parsons Walk	Developable	Walberton				6	0	In	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0		Site is allocated as a NDP site in made Walberton NDP2 July 2021.
NEWWA14	Land at the Rear of Woodacre, Arundel Road Fontwell	Developable	Walberton				2		Out	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0		Site is allocated as a NDP site in made Walberton NDP2 July 2021.
21WA3	Gracelands Farm, Arundel Road, Walberton	Developable	Walberton				2		Out	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0		Site is allocated as a NDP site in made Walberton NDP2 July 2021.
							477			0	0	25	85	79	131	47	33	37	26	12	0	2	0			

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\* Approved after base date of 31.03.23

189 dwellings included in 5 Yr HLS



**Appendix 7 - Small site completions, losses and windfall calculations**

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## Appendix 7 - Small site completions, losses and windfall calculations

### 2023 RLA - Calculator for completions on small sites

Site type	Units	Y1	Y2	Y3	Y4	Y5	Total Y1-Y5	Overall Percentage Projection
Commenced	165	83	50	33	0	0	165	
Full	187	28	28	19	9	0	84	
Outline	14	0	3	1	1	1	6	
<b>TOTAL</b>	<b>366</b>	<b>111</b>	<b>81</b>	<b>53</b>	<b>10</b>	<b>1</b>	<b>255</b>	
<b>Losses (Demolitions)</b>	50	5.72	6.29	4.10	2.19	0.14	18.44	
<b>Net</b>	<b>316</b>	<b>105</b>	<b>74</b>	<b>49</b>	<b>8</b>	<b>1</b>	<b>236.56</b>	
<b>Windfall Balance</b>		0	0	21	62	69	<b>152</b>	

Windfall balance = 70 minus Total, unless total > 70

Note: Windfall site adjustment may be needed in future years to accommodate NDP allocations or commitments that are less than 5 units counted towards their target.

Note: Figures coloured red have been rounded.

Windfall Calculation Excluding Gardens	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Average
Small Sites Net	147	77	74	69	123	82	98	58	36	68	66	74	19	77	33	70	60	60	41	70

### 2023 RLA - Calculation of projected losses on small identified sites

#### Excluding SDNP sites from individual Districts & Boroughs

Losses have already taken place on any site with a start date.

Therefore, potential losses only arise from sites without a start date.

The number of losses expected is derived by taking 45% of the total potential losses on unstarted permissions.

District	Potential	Expected losses		Projected gross completions on unstarted small sites					Associated losses on unstarted small sites					Projected net completions on unstarted small sites							
	losses	Unrounded	Rounded	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Total	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Total	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Total
Arun	41.00	18.45	18.00	28.05	30.85	20.10	10.75	0.70	90.45	5.72	6.29	4.10	2.19	0.14	18.44	22.33	24.56	16.00	8.56	0.56	72.01

Commitments as at 31/03/2023

Data Extracted on 28/11/2023

By Planning Services

West Sussex County Council

**Appendix 8 - Small Site commitments as at 31 March 2023**

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**Appendix 8 - Small Site commitments as at 31 March 2023**

Parish	PP Ref	Start Date	Lapse Date	Site Total	Demolitions	Started Units	Total Commitment	Previous Use	Builder Label	Site Address	Site Description
Aldingbourne	AL/122/17/PL	16/02/2018		2	0	2	2	AGRICULTURAL	PRIVATE SECTOR	Land West Of Fontwell Avenue Eastergate	2 No. dwellings (resubmission following AL/72/17/PL). This application is a Departure from the Development Plan.
Aldingbourne	AL/136/17/PL	17/08/2021		2	0	2	2	AGRICULTURAL	PRIVATE SECTOR	Land west of Fontwell Avenue 1 Fontwell Avenue Eastergate	Erection of pair of semi detached houses & new access onto A29 - This is a Departure from the Development Plan
Aldingbourne	AL/80/14/PL	31/03/2018		2	1	2	2	RESIDENTIAL	PRIVATE SECTOR	11 Lidsey Road Woodgate	Convert from 1 No dwelling back into 2 No dwellings.
Aldingbourne	AL/4/22/PL		03/03/2025	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	Mildmay Hook Lane Aldingbourne	Demolition of existing property and erection of 1 No. 4 bed dwelling with ancillary parking.
Aldingbourne	AL/103/18/PL	15/12/2021		2	0	2	2	Garden	PRIVATE SECTOR	L'Apache Westergate Street Westergate	Erection of 2 No. dwellings & alterations to existing dwelling.
Aldingbourne	AL/81/19/PL		04/02/2024	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	D2 Paddock View Northfields Lane Aldingbourne	Replacement bungalow
Aldingbourne	AL/66/21/PL	15/10/2021		1	0	1	1	Garden	PRIVATE SECTOR	Land Rear of Sundown Littleheath Road Aldingbourne	1 No. 4 bedroom detached dwelling with a detached 3 bay garage (2 open bays and 1 enclosed), associated foul field drain, storm soakaway, new front boundary treatment, roof mounted PV & Ground Source Heat pump System
Aldingbourne	AL/34/20/PL		30/07/2023	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	Norton Farm House Norton Lane Aldingbourne	Sub-division of existing building to create 1 NO. 1- bed dwelling & construction of 4 bay oak framed outbuilding as a garage. This application affects the character & appearance of the Norton Lane, Norton Conservation Area & affects the setting of a Listed Building.
Aldingbourne	AL/51/20/PL	11/12/2020		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	Tyrone House Norton Lane Norton Aldingbourne	Demolition of existing house & outbuildings & erection of 1 No dwelling & garage (resubmission following AL/29/20/PL).
Aldingbourne	AL/84/20/PD		15/01/2024	1	0	0	1	INDUSTRY	PRIVATE SECTOR	Workshop at Hales Barn Farm Norton	Prior Notification under Part 20, Class ZA for the demolition of Class B1(c) Light Industrial) building & construction of 1 No. new dwelling house in its' place (C3 Dwelling house).
Aldingbourne	AL/40/21/PL		18/10/2024	1	0	0	1	Garden	PRIVATE SECTOR	Land adjacent to Byfields Nyton Road Westergate	Construction of 1 No. 3 bed dwelling
Aldingbourne	AL/121/21/PL		09/03/2025	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	Rear of Green Gables Northfields Lane Westergate	Demolition of swimming pool buildings and erection of 1 No. new dwelling using the existing access.
Aldingbourne	AL/139/21/PL		07/03/2025	1	2	0	1	RESIDENTIAL	PRIVATE SECTOR	Old Hundred Sack Lane Lidsey	Conversion of existing 2 No. residential dwellings to 1 No. 4 bed residential dwelling.
Aldingbourne	AL/28/21/PL		21/07/2024	2	0	0	2	RESIDENTIAL	PRIVATE SECTOR	The Grange Westergate Street Westergate	Demolition of 2 No. outbuilding & erection of 2 No 1.5 storey dwellings, detached garage block & associated scheme of hard & soft landscaping.
Aldingbourne	AL/150/22/PL		05/12/2025	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	The Grange Westergate Street Aldingbourne	Removal of mobile home and replacement with 1no. Dwellinghouse.
Aldwick		04/02/2013		1	0	1	1	Garden	PRIVATE SECTOR	Adj 16 Wychwood Close Craigwell Aldwick	Four bedroom house with integral garage.
Aldwick	AW/279/18/RES	24/09/2019		4	1	4	4	RESIDENTIAL	PRIVATE SECTOR	261 Aldwick Road Aldwick	Application for approval of reserved matters following outline approval AW/43/18/OUT for the demolition of existing dwelling & erection of two pairs of semi detached houses & associated works
Aldwick	AW/240/20/PL		06/01/2024	1	0	0	1	INSTITUTION	PRIVATE SECTOR	17 Nyewood Lane Aldwick	Change of use of former residential parenting unit (C2 Residential Institution) to 8 bed House in Multiple Occupation (C4 Sui Generis). This site is in CIL Zone 4 (Zero Rated) as other development.
Aldwick	AW/164/21/OUT		26/08/2024	4	1	0	4	RESIDENTIAL	PRIVATE SECTOR	14 Princess Avenue Aldwick	Outline application with some matters reserved (landscaping) for the proposed conversion of existing dwelling into 4 No. flats to include single & two storey rear extensions & first floor extension over garage.
Aldwick	AW/277/22/PL		07/02/2026	2	0	0	2	OFFICE	PRIVATE SECTOR	97 Aldwick Road Aldwick	Part change of use on rear ground floor from function room, to self-contained 1 bed flat. Part change of use on first floor level from office, to self-contained 1 bed flat.
Aldwick	AW/28/19/PL	31/03/2023		1	0	1	1	Garden	PRIVATE SECTOR	Rear of 276 Aldwick Road Aldwick	Erection of 1 No. dwelling & associated works.
Aldwick	AW/222/20/PD		20/10/2023	1	0	0	1	SHOPPING	PRIVATE SECTOR	Side of 16A Rose Green Road Aldwick	Prior approval under Schedule 2, Part 3 Class M for the change of use of barber shop to 1 No. dwelling

Aldwick	AW/104/22/PL		09/08/2025	1	0	0	1	Garden	PRIVATE SECTOR	8 Gossamer Lane Aldwick	1 No bungalow including parking, boundary fence, and alterations to entrance wall and driveway.
Angmering	A/75/17/PL	31/03/2022		4	0	0	4	AGRICULTURAL	PRIVATE SECTOR	Avenals Farm Water Lane Angmering	4 No. dwellings. This application affects the setting of a Listed Building & is a Departure from the Development Plan.
Angmering	A/10/22/PL		25/03/2025	1	0	0	1	AGRICULTURAL	PRIVATE SECTOR	Outbuildings at Decoy Barn Decoy Lane Angmering	Part demolition and rebuild, and part conversion of existing stable and barn buildings to 1 No. habitable dwellinghouse.
Angmering	A/161/18/RES	19/05/2020		2	0	2	2	AGRICULTURAL	PRIVATE SECTOR	Land to the North of 68 Arundel Road Angmering	Approval of reserved matters following outline consent A/31/18/OUT for 2 No dwellings.
Angmering	A/151/20/OUT		24/09/2024	1	0	0	1	Garden	PRIVATE SECTOR	Land to South of Downes Way (north of 15 Ambersham Crescent) Downes Way Little Hampton	Outline application for all matters reserved for the erection of 1 No. detached dwelling with associated landscaping and parking
Angmering	A/130/21/PL	02/02/2022		1	0	1	1	Garden	PRIVATE SECTOR	16 Pine Trees Close Angmering	Demolition of existing garage, conversion of extension (approved under A/66/21/HH) to 1 No. 2 bed dwelling, provision of 4 parking spaces and cycle/refuse storage.
Angmering	A/46/21/OUT		21/04/2025	2	0	0	2	AGRICULTURAL	PRIVATE SECTOR	Land at Downs Way/Heathfield Avenue Downs Way East Preston	Outline application with all matters reserved for the erection of a pair of one and a half storey semi-detached dwellings with vehicular access, private amenity space & landscaping.
Angmering	A/102/22/PL		16/09/2025	1	0	0	1	Garden	PRIVATE SECTOR	Land rear of Oakhurst House and Huntington House West Drive Angmering	1 No new dwelling
Angmering	A/244/22/PL		23/12/2025	1	0	0	1	Garden	PRIVATE SECTOR	Land adjacent to 38 Mill Road Avenue Angmering	Erection of 1 No detached two bedroom bungalow with parking, new access, amenity space and landscaping. This site is in CIL Zone 2 and is CIL Liable as new dwelling.
Arundel	AB/48/21/PL		08/09/2024	1	0	0	1	Garden	PRIVATE SECTOR	Land adjacent to Woods Way House 3 Torton Hill Road Arundel	Construction of 1 No. three bedroom dwelling & associated works.
Arundel	AB/75/20/PL		01/10/2023	1	0	0	1	OTHER DEV	PRIVATE SECTOR	55-57 High Street 57 High Street Arundel	Conversion of existing mixed use space to 1 No. 1- bedroom flat. This application affects the character & appearance of the Arundel Conservation Area & affects the setting of a Listed Building.
Arundel	AB/39/19/PL	17/07/2020		1	0	1	1	OTHER DEV	PRIVATE SECTOR	55-57 High Street 57 High Street Arundel	Change of use at rear from A2 (Financial & Professional Services) to C3 (Dwelling Houses) & change of use at front from A2 (Financial & Professional Services) to A1 (Shops). This application affects the character and appearance of the Arundel Conservation Area.
Arundel	AB/60/17/PL	31/03/2021		1	0	1	1	Garden	PRIVATE SECTOR	Land rear of 74 & 76 Canada Road Arundel	1 No. dwelling with carport & associated off street parking (resubmission following AB/130/16/PL).
Arundel	AB/150/21/PL		03/03/2025	3	0	0	3	Garden	PRIVATE SECTOR	Land adjacent to 30 Ellis Close Arundel	Erection of 3no. 2 bedroom dwellings with associated parking and landscape.
Arundel	AB/136/21/PL		06/07/2025	2	0	0	2	RESIDENTIAL	PRIVATE SECTOR	Land adj 18 Queens Lane Arundel	Demolition of garage and erection of two dwellings with associated car parking and landscaping.
Arundel	AB/23/19/PL	01/06/2020		2	0	2	2	SHOPPING	PRIVATE SECTOR	67/69 Tarrant Street & 2A Arun Street Arundel	Conversion & change of use of retail unit (A1 Shops) to 2 No. residential units (C3 Dwelling houses). This application affects the character & appearance of the Arundel Conservation Area.
Arundel	AB/108/19/PL	03/08/2021		1	0	1	1	SHOPPING	PRIVATE SECTOR	107A Tarrant Street Arundel	Change of Use from Shop (A1 Shops) to Dwelling (C3 Dwellinghouses) - This application may affect the character and appearance of Arundel Conservation Area.
Arundel	AB/120/20/PL	24/02/2021		1	0	1	1	OFFICE	PRIVATE SECTOR	Old Bank House 1 High Street Arundel	Change of use of existing building from office (Use Class E) to residential dwelling (Use Class C3) with minor internal layout changes. This application affects the setting of listed buildings, affects the character & appearance of the Arundel Conservation Area & is in CIL Zone 2 (CIL Liable) as new dwelling.
Barnham and Eastergate		17/04/2008		1	0	1	1	AGRICULTURAL	PRIVATE SECTOR	Croftway Nursery Yapton Road Barnham	Single storey barn style dwelling.

Barnham and Eastergate	BN/5/20/PL		30/06/2023	3	0	0	3	AGRICULTURAL	PRIVATE SECTOR	Land north of Sunnyside Cottages Yapton Road Barnham	Removal of existing buildings and erection of three new build dwellings. (Alternatives to BN/7/18/PL and BN/48/18/PL). This application is a Departure from the Development Plan
Barnham and Eastergate	BN/6/20/PL		21/04/2023	1	0	0	1	AGRICULTURAL	PRIVATE SECTOR	The Cottage Piggeries Church Lane Barnham	Partial demolition of existing structures, 1 No.new dwelling (1.5 storey) with separate 1.5-storey double garage, existing mobile home to be replaced with new, smaller mobile home (resubmission following BN/47/19/PL). This application is a Departure from the Development Plan.
Barnham and Eastergate	BN/66/19/PL	06/08/2021		2	0	2	2	AGRICULTURAL	PRIVATE SECTOR	Land off Canal Mews Barnham	Erection of 2 No dwellings.
Barnham and Eastergate	BN/21/20/PL		07/05/2023	1	0	0	1	Garden	PRIVATE SECTOR	1 new dwelling and associated works	Land adjacent to Cherry Trees Lake Lane Barnham
Barnham and Eastergate	BN/56/20/PL		10/08/2023	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	33 Hill Lane Barnham	Demolition of existing shed/garage & erection of 1 No detached dwelling.
Barnham and Eastergate	BN/39/20/PL	15/03/2022		4	0	4	4	Garden	PRIVATE SECTOR	Land adjacent to Tars Farm House Church Lane Barnham	Erection of 4 No dwellings & associated works. This application is a Departure from the Development Plan.
Barnham and Eastergate	BN/24/20/PL	19/01/2022		1	0	1	1	Garden	PRIVATE SECTOR	Tile Barn Farm 32 Hill Lane Barnham	Erection of 1 No. dwelling & formation of new vehicular access. This application is a Departure from the Development Plan.
Barnham and Eastergate	BN/17/21/PL	27/01/2022		1	0	1	1	Garden	PRIVATE SECTOR	The Cottage Highground Lane Barnham	1 No. new dwelling
Barnham and Eastergate	BN/114/21/PL	31/03/2023		1	0	1	1	OTHER DEV	PRIVATE SECTOR	Land to rear of Highground House & Orchard End Highground Lane Barnham	Creation of 1 No. 1.5 storey dwelling on brownfield (previous use commercial car parking / children's play area associated with holiday let business)
Barnham and Eastergate	BN/143/22/PD		12/12/2025	1	0	0	1	Business	PRIVATE SECTOR	37A Hill Lane Barnham	Prior notification under Schedule 2, Part 3, Class MA for the change of use from Class E to 1 No dwelling house (C3) (resubmission following BN/50/22/PD).
Barnham and Eastergate	EG/50/16/P	31/03/2020		1	0	1	1	Garden	PRIVATE SECTOR	Copsefield Eastergate Lane Eastergate	1 No. dwelling with access from The Drive & conversion of 2 No. dwellings into 1 No. dwelling including side & rear extensions & detached garage
Barnham and Eastergate	BN/39/19/PL	10/09/2020		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	40 Elm Grove Barnham	1 No. replacement dwelling
Barnham and Eastergate	BN/46/20/PL	22/07/2021		1	0	1	1	Garden	PRIVATE SECTOR	Land Rear Of Poachers Eastergate Lane Eastergate	Construction of 1 No. 4-bed detached dwelling with detached carport. This application is a Departure from the Development Plan.
Barnham and Eastergate	BN/152/20/PL		09/06/2024	1	0	0	1	Garden	PRIVATE SECTOR	Land adjacent to 49 Warren Way Barnham	1 No end of terrace two storey dwelling.
Barnham and Eastergate	BN/150/20/PL		28/07/2024	3	0	0	3	Garden	PRIVATE SECTOR	Land at Chantry Mead & Rear of 14 - 18 Downview Road Barnham	3 No dwellings including access, landscaping & associated works
Barnham and Eastergate	BN/112/21/PL		29/10/2024	1	0	0	1	Garden	PRIVATE SECTOR	Land adj to 14 Stoneyfield Cottages Eastergate Lane Eastergate	1 No. 4 bed detached dwelling and associated parking and gardens.
Barnham and Eastergate	BN/16/22/PL		24/06/2025	4	0	0	4	Garden	PRIVATE SECTOR	Land to the rear of Clare Court 67 Barnham Road Eastergate	Erection of 4 No dwellings with associated car parking.
Barnham and Eastergate	BN/65/22/PL		30/11/2025	1	0	0	1	Garden	PRIVATE SECTOR	Land at rear of Cedar End Eastergate Lane Eastergate	Sever land and erection of 1 No bungalow with new vehicular access (resubmission of BN/14/22/PL).
Barnham and Eastergate	BN/26/22/PL		16/02/2026	1	0	0	1	AGRICULTURAL	PRIVATE SECTOR	Land East of Eastmere House Eastergate Lane Eastergate	Construction of 1 No. two storey detached dwelling house on existing paddock. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwelling.
Barnham and Eastergate	BN/144/22/OUT		20/03/2026	4	0	0	4	AGRICULTURAL	PRIVATE SECTOR	Nuthatch Wandleys Lane Fontwell Eastergate	Outline application with all matters reserved (except access) for the erection of 4 No. residential units with associated car parking and landscaping with new access to be provided via Wandleys Lane. This application is a Departure from the Development Plan.
Bersted	BE/13/20/PL	10/11/2020		1	0	1	1	AGRICULTURAL	PRIVATE SECTOR	Rear of Blackberry House Berry Lane off North Bersted Street Bognor Regis	Single storey dwelling with detached carport
Bersted	BE/66/16/PL	01/07/2019		1	0	1	1	RESIDENTIAL	PRIVATE SECTOR	Rear of 182 Chichester Road Bognor Regis	Proposed new dwelling

Bersted	BE/97/21/PL		04/10/2024	1	0	0	1	Garden	PRIVATE SECTOR	Springfields Chichester Road Bersted	1 No. dwelling
Bersted	BE/74/18/PL	28/08/2020		1	0	1	1	Garden	PRIVATE SECTOR	1 Finch Gardens Bersted	Erection of 1 No. attached dwelling
Bersted	BE/73/19/PL		05/12/2023	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	Dove Cottage 76 North Bersted Street Bersted	Conversion of the Annexe to a separate unit of accommodation (Studio).
Bersted	BE/16/20/PL	02/09/2020		1	0	1	1	STORAGE	PRIVATE SECTOR	Rear of Rookery Farm 113 North Bersted Street Bersted	Demolition of storage buildings & erection of 1 No 3-bed cottage. This application affects the setting of listed buildings & affects the character & appearance of the North Bersted Conservation Area.
Bersted	BE/43/20/PL	08/11/2021		2	1	2	2	RESIDENTIAL	PRIVATE SECTOR	47 South Way Bersted	Demolition of single bungalow & construction of 2 No. semi-detached bungalows & detached single garage.
Bersted	BE/7/21/PL		30/03/2024	3	0	0	3	SHOPPING	PRIVATE SECTOR	377-379 Chichester Road Bersted	Demolition of outbuilding & change of use of redundant shop to 3 No. two bedroom flats, associated parking & gardens. This site is in CIL Zone 4 (Zero Rated) & may affect the setting of a listed building.
Bersted	BE/82/21/PL		16/08/2024	3	0	0	3	SHOPPING	PRIVATE SECTOR	240-244 Chichester Road Bersted	1 No. 2-bed & 2 No. 1-bed flats above shop premises to rear of Truevision.
Bersted	BE/69/21/PL		23/09/2024	1	0	0	1	Garden	PRIVATE SECTOR	Erection of detached single storey, two bedroom dwelling and reinstatement of double garage to Walnut Tree Cottage from annexe/holiday let	Land adj to Walnut Tree Cottage Shripney Lane Bersted
Bersted	BE/134/21/PL		15/10/2024	2	1	0	2	RESIDENTIAL	PRIVATE SECTOR	15 The Croft Bersted	Conversion of 1 No. dwelling into 2 No. dwellings.
Bersted	BE/110/22/PL		13/12/2025	1	0	0	1	Garden	PRIVATE SECTOR	81 North Bersted Street Bersted	Erection of 1no 2 bed dwelling. This application may affect the character and appearance of the North Bersted Conservation area, is in CIL Zone 4 and is CIL liable as new dwelling.(Resubmission of BE/72/22/PL).
Bersted	BE/130/22/PL		22/12/2025	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	1 Plover Close Bersted	Demolition of existing side lobby and the erection of a front porch and single storey rear extension to existing dwelling (No. 1 Plover Close) and the erection of 1 No 2 bedroom dwelling on land to the side of the existing dwelling. This site is in CIL Zone 4 and is CIL Liable as a new dwelling.
Bognor Regis	BE/40/20/PD		09/06/2023	1	0	0	1	OFFICE	PRIVATE SECTOR	Offices to rear of 15 Royal Parade Central Avenue Bognor Regis	Prior notification under Schedule 2, Part 3, Class O for the change of use from offices (B1(a)) to 1 dwelling (C3).
Bognor Regis		13/03/2009		2	1	2	2	RESIDENTIAL	PRIVATE SECTOR	1 Stanford Close Bognor Regis	Subdivision of existing dwelling as 2 houses.
Bognor Regis	BR/279/16/PL	31/03/2021		1	1	9	9	RESIDENTIAL	PRIVATE SECTOR	55 Longford Road Bognor Regis	Change of use from single dwelling to house of multi-occupancy for up to seven occupants
Bognor Regis	BR/162/20/PD		08/09/2023	3	0	0	3	OFFICE	PRIVATE SECTOR	34 Sudley Road Bognor Regis	Notification of prior approval under Schedule 2, Part 3, Class O for the change of use of 3 storey office (B1(a)) to 3 No flats (C3 Dwelling houses).
Bognor Regis	BR/222/21/PL		24/11/2024	2	0	0	2	RESIDENTIAL	PRIVATE SECTOR	Vincent House 75 Highfield Road Bognor Regis	Creation of 1 No 1 Bed & 1 No 2 bed Units to roof space of existing block with 2 No new car parking space and revised access provision.
Bognor Regis	BR/108/20/PL		15/07/2023	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	74 London Road Bognor Regis	Construction of 1 No. new second floor 2 bedroom flat over existing two storey building, additional bedroom to first floor flat, division of ground floor retail unit into 2 No units & change of use of ground floor retail space to form new access to second floor flat. This application may affect the setting of a listed building.
Bognor Regis	BR/93/20/PL		26/08/2023	1	0	0	1	OFFICE	PRIVATE SECTOR	Mordington Cottage 6 Mead Lane Bognor Regis	Change of Use from office (B1(a)) to 1 No. dwelling & the provision of new garden boundary wall to the South of property. This application affects the setting of a Listed Building & affects the character & appearance of the Upper Bognor road & Mead Lane Conservation Area.
Bognor Regis	BR/175/20/PL	17/12/2020		2	1	2	2	RESIDENTIAL	PRIVATE SECTOR	23 Mead Lane Bognor Regis	Change of use from Student Accommodation to 3 no. dwellings, comprising 1 no. one bed apartment, 1 no. two bedroom house and 1 no. three bedroom house (resubmission of application BR/99/20/PL). This application may affect the setting of a listed building & affects the Upper Bognor Road & Mead Lane Conservation Area.

Bognor Regis	BR/175/20/PL	17/12/2020		1	0	1	1	RESIDENTIAL	PRIVATE SECTOR	23 Mead Lane Bognor Regis	Change of use from Student Accommodation to 3 no. dwellings, comprising 1 no. one bed apartment, 1 no. two bedroom house and 1 no. three bedroom house (resubmission of application BR/99/20/PL). This application may affect the setting of a listed building & affects the Upper Bognor Road & Mead Lane Conservation Area.
Bognor Regis	BR/110/20/PD		02/07/2023	1	0	0	1	SHOPPING	PRIVATE SECTOR	8 Longford Road Bognor Regis	Notification for Prior Approval under Schedule 2, Part 3, Class M for the change of use from a shop (A1 shops) to 1 No dwelling (C3 Dwelling house).
Bognor Regis	BR/277/21/PL	15/03/2022		2	0	2	2	OFFICE	PRIVATE SECTOR	1 Spencer Street Bognor Regis	Conversion of office building into 2 No 1 bedroom dwellings.
Bognor Regis	BR/178/22/PD		25/10/2025	2	0	0	2	RESIDENTIAL	PRIVATE SECTOR	Allestree Court Walton Road Bognor Regis	Application for prior approval under Schedule 2 Part 20 Class A for the construction of one additional storey creating 2 No. additional dwellings.
Bognor Regis	BR/176/22/PL		19/12/2025	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	47 Longford Road Bognor Regis	Proposed single storey rear extension to provide a 1 bedroom flat.
Bognor Regis	BR/278/22/PL		09/03/2026	1	0	0	1	OFFICE	PRIVATE SECTOR	Basement Office 1 Sidlaw Terrace Clarence Road Bognor Regis	Change of use from office to 1 No 3 bed flat. This application is in CIL Zone 4 (Zero Rated) as other development.
Bognor Regis	BR/107/17/PL	31/03/2021		2	0	2	2	RESIDENTIAL	PRIVATE SECTOR	Squirrels Bungalow 192 Hawthorn Road Bognor Regis	Change of use of HMO (C4 Houses in multiple occupation) to 2 No. dwellings (C3 Dwellinghouses).
Bognor Regis	BR/142/21/PD	22/02/2022		1	0	1	1	SHOPPING	PRIVATE SECTOR	Salon 7 95 Hawthorn Road Bognor Regis	Notification for Prior Approval under Schedule 2, Part 3, Class M for the change of use from a shop (A1 shops) to 1 No flat (C3 Dwelling house).
Bognor Regis	BR/240/22/PL		08/02/2026	4	0	0	4	STORAGE	PRIVATE SECTOR	Land adjacent to Community Centre Westloats Lane Bognor Regis	Application under Regulation 3 of the Town and Country Planning (General Regulations) 1992 for the erection of 4 No 2 bedroom dwellings with associated parking and landscape. This site is in CIL Zone 4 (Zero Rated) as flats.
Bognor Regis	BR/102/19/PL		01/08/2023	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	Change of use from a house in multiple occupation to single dwelling.	4 Burnham Avenue Bognor Regis
Bognor Regis	BR/1/22/PL		14/03/2025	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	Deal House 11-15 Sturges Road Bognor Regis	Demolition of existing garage and replacement with 1 No 1-bedroom self contained unit.
Bognor Regis	BR/315/19/PL	13/07/2021		1	0	1	1	OFFICE	PRIVATE SECTOR	98-100 Chichester Road Bognor Regis	Conversion of the existing first floor office space (B1 Business) into 1 No. two bedroom flat (C3 Dwelling house) including rear access, amenity space & general storage facilities.
Bognor Regis	BR/302/18/PL	18/01/2021		3	0	3	3	Garden	PRIVATE SECTOR	71 Hawthorn Road Bognor Regis	1 x 2 bedroom flat and 2 x 1 bedroom flat to the east elevation
Bognor Regis		29/09/2010		2	1	2	2	RESIDENTIAL	PRIVATE SECTOR	2-10 Queensway Bognor Regis (4th floor)	Provision of 2 flats at fourth floor level instead of one.
Bognor Regis	BR/268/21/PL		04/02/2025	1	0	0	1	Business	PRIVATE SECTOR	The Gables Hotel 28 Crescent Road Bognor Regis	Retrospective application for change of use from Hotel (C1 Hotels) to large 9 bed HMO (Sui Generis).
Bognor Regis	BR/320/18/PL	10/09/2020		2	0	2	2	RESIDENTIAL	PRIVATE SECTOR	9B Waterloo Square Bognor Regis	Two storey side extension to form 2 No. self contained flats, replacement of ground floor front window with bay window, flat roof canopy to side elevation, porch extension to rear elevation, first floor balcony & insertion of flush fitting sun pipe. This application affects the character & appearance of The Steyne Conservation Area.
Bognor Regis	BR/233/19/PL	27/08/2021		2	0	2	2	OFFICE	PRIVATE SECTOR	77 Aldwick Road Bognor Regis	Part change of use of ground floor & formation of a first floor rear extension to create 2 No self-contained studio flats with associated refuse/ recycling & cycle store.
Bognor Regis	BR/73/19/PL		30/11/2023	3	0	0	3	OTHER DEV	PRIVATE SECTOR	Land To East Of Royal Norfolk Hotel Aldwick Road Bognor Regis	Erection of 3 No. terraced residential dwellings, garden/cycle storage sheds & associated parking utilising the existing access (resubmission following BR/214/18/PL).
Bognor Regis	BR/131/20/PL		29/09/2023	3	0	0	3	SHOPPING	PRIVATE SECTOR	Land between 2b and 4 London Road Bognor Regis	Erection of a commercial unit at ground floor level with residential development of 3 no. bedroom flats above. This application is in CIL Zone 4 (Zero Rated) for flats & shop (Zero Rated).



Bognor Regis	BR/147/20/PL	08/01/2021		4	0	4	4	SHOPPING	PRIVATE SECTOR	53 High Street Bognor Regis	Conversion of first & second floor & rear extension to create 4 No. 1-bed self-contained flats including the demolition of existing rear extension & erection of two storey rear extension.
Bognor Regis	BR/48/22/PL		21/11/2025	2	0	0	2	RESIDENTIAL	PRIVATE SECTOR	13-17 Abbeyfield Richmond Avenue Bognor Regis	Conversion of existing loft space into 2 No. flats. This application is in CIL Zone 4 (Zero rated) as flats.
Bognor Regis	BR/134/21/PL		13/12/2024	2	1	0	2	RESIDENTIAL	PRIVATE SECTOR	Clayton House 1-3 Elm Grove Bognor Regis	Sub-division of existing four-bedroom flat on first and second floors to create 2no. 1-bedroom flats, insertion of three dormer windows at second floor, insertion of rooflights to north and south elevations and removal of window to western elevation.
Bognor Regis	BR/63/22/PL		29/11/2025	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	Salisbury House The Steyne Bognor Regis	Change of use of 5 No self-contained flats for adults with learning difficulties to 5 No self-contained flats and formation of 5 No further flats from HMO rooms, garage and office, repairs and decoration of external surfaces, minor alterations to elevation facing Sadler Street, change one window facing rear courtyard to French doors & apply obscure film to 2 windows in courtyard area.
Bognor Regis	BR/285/21/PL		20/05/2025	3	0	0	3	SHOPPING	PRIVATE SECTOR	Rear of 73-75 Aldwick Road Bognor Regis	Change of use from Class E (retail) / B8 storage to C3 residential and the creation of three dwelling units through the conversion of the rear of nos. 73 & 75 and the erection of a part single storey / part two storey rear extension with associated amenity space and refuse / recycling stores.
Bognor Regis	BR/78/22/PL		23/06/2025	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	Land East Side of 21 Tennyson Road. Bognor Regis	Demolition of garage and erection of 1 No. 4 bed dwelling with off street parking.
Bognor Regis	BR/134/22/PD		08/08/2025	1	0	0	1	Business	PRIVATE SECTOR	83 Aldwick Road Bognor Regis	Change of use from Commercial, Business and Service (Class E) to 1 No dwellinghouse (Class C3) under Schedule 2 Part 3, Class MA.
Bognor Regis	BR/50/22/PD		28/04/2025	1	0	0	1	Business	PRIVATE SECTOR	Land to the rear of 27 Station Road Bognor Regis	Notification for Prior Approval under Schedule 2 Part 3 Class MA for the Change of Use from Commercial, Business and Services (Use Class E) to Dwellinghouse (Use Class C3).
Climping	CM/18/19/PL	21/01/2021		2	0	2	2	Garden	PRIVATE SECTOR	Land at Entrance to Waterford Gardens Horsemere Green Lane Climping	Erection of 1 No. dwelling with detached garage (resubmission of CM/29/14/PL). This application is a Departure from the Development Plan.
Climping	CM/25/19/PL	14/05/2020		3	0	3	3	AGRICULTURAL	PRIVATE SECTOR	Kents Yard Brookpit Lane Climping	Change of use of barns to 3 No dwellings
Climping	CM/13/19/RES	09/10/2020		2	0	2	2	Garden	PRIVATE SECTOR	Mistletoe Farm Horsemere Green Lane Climping	Application for approval of reserved matters following outline approval CM/37/18/OUT for the redevelopment of site with 2no. 4 bed detached bungalows & associated works
Climping	CM/14/19/PL		29/05/2023	1	0	0	1	OTHER DEV	PRIVATE SECTOR	Lower Dairy Barn Brookpit Lane Climping	Application for removal of condition imposed on planning reference CM/11/10 relating to condition no.7 - to allow the change of use of Lower Dairy Barn & cowshed outbuilding from a single holiday let to 1no. residential unit for permanent occupation
Climping	CM/6/20/PL	28/07/2021		1	0	1	1	AGRICULTURAL	PRIVATE SECTOR	North Barn Climping Street Climping	Change of use of agricultural barn to 1 No dwelling. This application may affect the setting of a listed building.
Climping	CM/32/20/PL		11/12/2023	1	0	0	1	AGRICULTURAL	PRIVATE SECTOR	Land adjacent to Church Farm Barn Hosemere Green Lane	Change of use of land (B8 Storage) & erection of 1 No. detached single storey, two bedroom dwelling.
Climping	CM/7/20/PD		09/06/2023	1	0	0	1	AGRICULTURAL	PRIVATE SECTOR	Ryebank Lodge Gravetts Lane Climping	Prior notification under Schedule 2, Part 3, Class Q for the change of use of agricultural building to dwelling (C3).
Climping	CM/18/21/PL		22/07/2024	1	0	0	1	Garden	PRIVATE SECTOR	Land adj Mistletoe Farm Horsemere Green Lane Climping	Erection of 1 No. 3 bed dwelling
Climping	CM/70/21/PL	31/03/2023		3	0	3	3	Garden	PRIVATE SECTOR	Land at Wren Cottage Horsemere Green Lane Climping	Subdivision of the plot and construction of 3 detached bungalows with associated parking, access and landscaping.

Climping	CM/47/22/PL		23/12/2025	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	Climping College The Mill, The Mill Lodge Climping Street Climping	Demolition of the Schoolhouse, The Dancehall and Mill Lodge and the erection of 1 No replacement dwelling and 2 No storage buildings with associated infrastructure and landscaping. This application affects the setting of listed buildings, is in CIL Zone 5 and is CIL Liable as new dwelling.
East Preston	EP/81/12	15/08/2014		1	0	1	1	SHOPPING	PRIVATE SECTOR	The Village Stores 2 Sea Road East Preston	Change of use from retail (A1 Shops) to ground floor 2 bedroom flat (C3 Dwelling Houses) with alterations to remove shop front and install domestic windows.
East Preston	EP/41/17/PL	24/04/2020		1	0	1	1	Garden	PRIVATE SECTOR	Land adjacent to 4 Beechlands Cottages & 4 Beechlands Cottages Beechlands Close East Preston	1 No. dwelling & dormer to front elevation & velux roof windows to rear roof slope to 4 Beechlands Cottages.
East Preston	EP/57/21/PL		08/09/2024	2	0	0	2	Garden	PRIVATE SECTOR	Land rear of Beechlands Cottages Beechlands Close EAST PRESTON	Demolition of existing buildings and erection of 2 No. dwellings with associated car ports/parking, alterations to existing access and relocation of staircase to flats.
East Preston	EP/179/18/PL	31/03/2021		3	1	3	3	RESIDENTIAL	PRIVATE SECTOR	Gladwyn The Street East Preston	Demolition of existing house & erection of 3 x 3 bedroom houses together with landscaping, car parking and fencing
East Preston	EP/67/20/PL		02/09/2023	1	0	0	1	Garden	PRIVATE SECTOR	Land adjacent to 45 The Ridings East Preston	1 No. detached house & formation of associated new access.
East Preston	EP/125/20/PL		15/12/2023	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	128 Sea Road East Preston	Alteration & extensions to flat to create 2 No. one-bedroom self contained flats including loft conversion and dormers (as approved EP/41/19/PL). This site is in CIL Zone 4 & is not CIL Liable as new flat.
East Preston	EP/49/21/PL	21/01/2022		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	Cottage Pie South Strand East Preston	Demolition and erection of 1 No. dwelling.
East Preston	EP/125/21/PL		17/11/2025	1	0	0	1	Garden	PRIVATE SECTOR	22 Vermont Drive East Preston	Demolition of existing single storey projection on host dwelling, removal of swimming pool and erection of 1 No. detached 1 1/2 storey self-build dwelling with detached garage building on existing garden land. This application is in CIL Zone 4 and is CIL liable as new dwelling.
Felpham	FP/61/20/PL		23/02/2024	2	1	0	2	RESIDENTIAL	PRIVATE SECTOR	10 Felpham Gardens Felpham	Demolition of 1 No. house & erection of 2 No. chalet style dwellings with garaging & car parking (resubmission following FP/274/18/PL).
Felpham	FP/64/19/PL	08/07/2021		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	Mow Cottage Worms Lane Felpham	Replace burnt down cottage with a similar sized single storey property - This is a Departure from the Development Plan
Felpham	FP/82/19/PL	15/05/2019		1	0	1	1	INSTITUTION	PRIVATE SECTOR	1 Summerley Lane Felpham	Change of use from offices/residential use to dwelling house to include internal re-ordering, external improvements and associated works.
Felpham	FP/29/20/PL		08/04/2023	1	2	0	1	RESIDENTIAL	PRIVATE SECTOR	Roundle House 59 Flansham Lane Felpham	Conversion/amalgamation of 2 No. flats into 1 No. dwelling house. Includes demolition of external rear access staircase; a new front porch extension & front ground floor bay window with canopy roof over linking front entrance & bay windows each side & alterations to side & rear windows at ground & first floors.
Felpham	FP/52/21/PL	06/10/2020	08/06/2024	3	0	3	3	SHOPPING	PRIVATE SECTOR	107 Felpham Way Felpham	Partial retention, extension & reconstruction of 2-Storey building to provide 1 No. Class E shop unit, 1 No. Flexible use commercial unit for any Use within Class E or as a Sui -Generis beauty therapist/nail bar & 3 No. 2 bed flats to include parking, secure cycle & refuse storage facilities.
Felpham	FP/184/20/PL	16/09/2021		2	0	2	2	RESIDENTIAL	PRIVATE SECTOR	Rear of 7 Middleton Road Felpham	Demolition of existing garage/outbuilding & construction of a pair of semi-detached houses & associated works.
Felpham	FP/189/20/PL		03/08/2024	1	0	0	1	Garden	PRIVATE SECTOR	Land between 49 & 51 Summerley Lane Felpham	1 No dwelling to replace existing garage.
Felpham	FP/51/21/PL		22/07/2024	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	32 Sea Drive Felpham	Demolition & erection of 1 No. dwelling with associated works
Felpham	FP/197/22/PL		11/01/2026	1	0	0	1	Garden	PRIVATE SECTOR	Land adjacent to 10 Second Avenue Felpham	1 No two storey, 3 bed detached dwelling with new access and parking (Re-submission following FP/32/21/PL). This application is in CIL Zone 4 and is CIL Liable as new dwelling.

Felpham	FP/70/19/PL		13/05/2023	1	2	0	1	RESIDENTIAL	PRIVATE SECTOR	19 Rife Way Felpham	Change of use of 2 No. flats into 1 No. dwellinghouse.
Felpham	FP/131/20/PD		21/09/2023	1	0	0	1	OFFICE	PRIVATE SECTOR	First Floor Office 44B Summerley Lane Felpham	Notification for Prior Approval under Class O for change of use from a use falling within Class B1(a)(offices), to a use falling within Class C3 (dwellinghouses) -change of use of the existing 1st Floor Office to a self contained Studio Apartment. This application is Not CIL Liable as flat in Zone 4.
Felpham	FP/66/21/PL	28/09/2021		1	0	1	1	Garden	PRIVATE SECTOR	Abergail Clyde Road Felpham	Revision to previously approved scheme (FP/231/20/PL) to raise the ridge height of the development for new building with first floor 1 No. 1- bed apartment above (3 x No.) garages & cycle store with parking. This site is in CIL Zone 4 (Zero Rated) as flat.
Felpham	FP/209/20/PL		26/02/2024	4	1	0	4	Business	PRIVATE SECTOR	The Old Barn 42 Felpham Road Felpham	Change of use of the ground floor public house (Sui Generis Use) to create 2 No. 2 bed dwellings (C3 Use Class), subdivision of the first floor 1 No. 5 bed flat to create 1 No. 2 bed flat & 1 no. 1 bed flat. This site is in CIL Zone 4 (Zero Rated) as flats.
Ferring	FG/174/17/PL	31/03/2022		4	1	0	1	RESIDENTIAL	PRIVATE SECTOR	32 & 34A Sea Lane Ferring	Demolition of existing dwelling (No. 32) & erection of 4 No. 4 bed dwellings, alterations to existing dwelling (No. 34A) with alterations to two existing accesses to form a single point of access. This application may affect the Character & Appearance of the Ferring Conservation Area.
Ferring	FG/201/16/PL	17/03/2021		2	0	2	2	OFFICE	PRIVATE SECTOR	5-7 Elm Park Ferring	Change of use from office/storage to two self contained one bed flats
Ferring	FG/115/17/PL	31/03/2021		4	0	4	4	Garden	PRIVATE SECTOR	44 Ferringham Lane Ferring	4 No. bungalows
Ferring	FG/29/19/PL	26/03/2021		1	0	1	1	Garden	PRIVATE SECTOR	South Point 1 Beehive Lane Ferring	Erection of 1 No. 2 bed dwelling
Ferring	FG/203/21/PL		13/01/2025	1	0	0	1	Garden	PRIVATE SECTOR	4 Sea Lane Ferring	Erection of 1 No. 2 bed single storey dwelling to rear of existing dwelling.
Ferring	FG/219/18/PL	31/03/2023		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	11 Ocean Drive Ferring	Demolition & erection of 1 No. dwelling with associated parking & turning.
Ferring	FG/145/19/PL	15/10/2020		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	31 South Drive Ferring	Demolition of existing detached dwelling and replace with new two storey detached dwelling.
Ferring	FG/141/19/PL	24/05/2021		1	0	1	1	Garden	PRIVATE SECTOR	Elm Lodge Tamarisk Way Ferring	Proposal Erection of 1 No detached chalet style dwelling with integral garage; demolition of existing conservatory & porches & erection of single storey side extension & part single/part two storey side extension to Elm Lodge
Ferring	FG/152/19/PL	04/12/2020		2	1	2	2	RESIDENTIAL	PRIVATE SECTOR	40 Little Paddocks Little Paddocks Ferring	Erection of 2 x 3 bed detached chalet bungalows with associated parking and amenity space including the demolition of the existing house and garage.
Ferring	FG/8/20/PL		04/06/2023	1	1	0	1	AGRICULTURAL	PRIVATE SECTOR	Eastlands Littlehampton Road Ferring	Erection of 1 No. equestrian dwelling & retention of 1 No. gazebo & 2 No. carports. This application is a Departure from the Development Plan & may affect a Public Right of Way.
Ferring	FG/18/21/PL	22/07/2021		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	10 South Drive Ferring	Demolition & erection of 1 No. dwelling.
Ferring	FG/184/21/PL		24/01/2025	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	1 Greenways Crescent Ferring	Erection of replacement dwelling and garage
Ferring	FG/211/21/PL	15/12/2021		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	2 The Poplars Ferring	Demolition of existing building and replacement with 1 No dwelling.
Ferring	FG/57/22/PL		22/06/2025	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	12 Little Paddocks Ferring	Demolition and erection of 1 No new dwelling.
Ferring	FG/58/22/PL		20/07/2025	1	0	0	1	OTHER DEV	PRIVATE SECTOR	4 The Pantiles Ferringham Lane Ferring	Conversion of the top two floors into a 1 No 3 bed flat.
Ferring	FG/142/22/PL		16/12/2025	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	1 South Drive Ferring	Demolition of existing single dwelling and construction of new single dwelling. This is in CIL zone 4 and is CIL liable as a new dwelling.
Ferring	FG/25/22/PD		19/04/2025	2	0	0	2	SHOPPING	PRIVATE SECTOR	Village Interiors 9 Ocean Parade Ferring	Notification for Prior Approval under Schedule 2, Part 3, Class MA for the change of use from retail (Class E(a)) to residential (Class C3)-conversion of existing retail unit into 2 No self contained residential units.
Ford	F/18/19/PL	31/03/2023		1	0	1	1	AGRICULTURAL	PRIVATE SECTOR	Land adjacent to 3 Wicks Farm Cottages Ford Lane Ford	1 No new dwelling. This application is a Departure from the Development Plan.

Kingston	K/40/18/PL	28/09/2016		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	Spring Tide Gorse Avenue Kingston	Demolition of existing dwelling & erection of 1 No. dwelling, associated landscaping & parking (resubmission following K/11/16/PL).
Kingston	K/30/20/PL		21/10/2023	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	Sanderlings Middle Way Sea Lane Kingston	Demolition & erection of 1 No. dwelling.
Kingston	K/17/22/PL		03/08/2025	1	2	0	1	RESIDENTIAL	PRIVATE SECTOR	Panorama Golden Acre Kingston	Conversion of existing 2 No flats into 1 No dwelling, single-storey extension with a sloping roof, new porch on ground floor, conservatory at first floor and roof extension, replacement of existing windows, doors and roof tiles.
Kingston	K/6/22/PL		21/04/2025	1	0	0	1	Garden	PRIVATE SECTOR	47 Golden Avenue East Preston	Erection of a detached dwelling and integral garage.
Kingston	K/42/22/PL		25/11/2025	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	Salamanda 37 Coastal Road Kingston	Demolition and erection of 1 No detached dwelling.
Littlehampton		26/09/2008		3	0	2	2	INSTITUTION	PRIVATE SECTOR	11 South Terrace Littlehampton	Proposed conversion of building into 2 basement flats with 4 storey maisonette over.
Littlehampton	LU/174/19/PL	07/08/2019		1	0	1	1	OTHER DEV	PRIVATE SECTOR	2A Norfolk Road Littlehampton	Demolition of existing building & erection of 1 No. 3 bed town house (resubmission following LU/164/16/PL). This application affects the character & appearance of the Littlehampton Seafront Conservation Area & may affect the setting of a listed building.
Littlehampton	LU/341/19/PL	18/05/2020		1	2	1	1	RESIDENTIAL	PRIVATE SECTOR	37 & 43 Beach Crescent Littlehampton	Combining two adjoining flats and external alterations.
Littlehampton	LU/206/22/PL		08/09/2025	1	2	0	1	RESIDENTIAL	PRIVATE SECTOR	Flat 2 & 3 22 South Terrace Littlehampton	Conversion of flat nos. 2 & 3 to a maisonette, installation of a new staircase and enlargement of bathroom by removing wall between existing study and bathroom. (The application affects the setting of a Listed Building and may affect the character and appearance on the Littlehampton Seafront Conservation area.)
Littlehampton	LU/2/20/PL		29/04/2023	2	1	0	2	RESIDENTIAL	PRIVATE SECTOR	51 Falkland Avenue Littlehampton	Conversion of house into 2 No. Self contained flats.
Littlehampton	LU/350/20/PL		31/03/2024	1	0	0	1	Garden	PRIVATE SECTOR	215 Timberleys Littlehampton	Erection of 1 No new dwellinghouse.
Littlehampton	LU/146/21/OUT		12/07/2024	1	0	0	1	Garden	PRIVATE SECTOR	Flint Acre Toddington Lane Littlehampton	Outline application with some matters reserved (appearance & landscaping) for 1 No detached dwelling.
Littlehampton	LU/218/21/PL		13/10/2024	2	0	0	2	OTHER DEV	PRIVATE SECTOR	Land adjacent to Toddington Lane Farm Cottages Toddington Lane Littlehampton	Erection of a semi-detached building comprising 2 No x 2 bedroom houses with associated parking and landscaping works.
Littlehampton	LU/180/22/PL		15/08/2025	1	0	0	1	INDUSTRY	PRIVATE SECTOR	The Old Printworks 7 Arundel Road Littlehampton	Change of use from light industrial (E (g) (iii) Use Class) to residential use (C3 Use Class) to create 1 No 2 bedroom dwelling, including creation of internal courtyard garden, door and window alterations, installation of a micro wind turbine and solar panels, and refuse and cycle storage provision (resubmission following LU/79/22/PL).
Littlehampton	LU/19/19/PL	25/01/2021		1	0	1	1	SHOPPING	PRIVATE SECTOR	44 East Ham Road Littlehampton	Change of use from shop (A1 Shops) to dwelling (C3 Dwellinghouse), including extension to front of property & new fenestration to western, eastern & southern elevations.
Littlehampton	LU/195/20/PL	01/12/2020		1	0	1	1	Garden	PRIVATE SECTOR	12 Wick Farm Road Littlehampton	Erection of 1 No. single storey flatlet dwelling.
Littlehampton	LU/113/22/PL		17/08/2025	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	73 Manning Road Littlehampton	Removal of double garages and provision of 1 No detached 2 bedroom 4 person dwelling.
Littlehampton	LU/349/09/	31/03/2013		3	0	3	3	SHOPPING	PRIVATE SECTOR	37-39 Beach Road Littlehampton	Reorganisation of the ground floor retail unit, a two storey extension in the centre and change of use to 1 flat and 2 bedsits (now just 1 flat) at first floor and an office for the shop.
Littlehampton	LU/164/21/PL		19/07/2024	1	0	0	1	SHOPPING	PRIVATE SECTOR	Felix Dancewear 39 Beach Road Littlehampton	Part change of Use from office/storage on first floor to 1-1 bed flat.
Littlehampton	LU/54/13	31/03/2017		2	1	2	2	RESIDENTIAL	PRIVATE SECTOR	59 Bayford Road Littlehampton	Conversion of dwelling to form 2 No 2 bed self- contained maisonettes.
Littlehampton	LU/352/19/PL	12/06/2020		2	1	2	2	SHOPPING	PRIVATE SECTOR	56-57 Pier Road Littlehampton	Extensions, alterations & new fire escape staircase to enable change of use from 1no.restaurant into 2no. restaurants (A3 - Restaurants & Cafes) & conversion of 1no. 5 bed flat into 2no. 3 bed flats.

Littlehampton	LU/310/18/PL			1	0	0	1	Business	PRIVATE SECTOR	1 Arcade Road Littlehampton	Addition of first floor to form self-contained flat, change of use of existing leisure use (D2 Assembly & Leisure) to office use (A2 Financial & Professional Services) at ground floor & external alterations.
Littlehampton	LU/86/22/PL		14/10/2025	4	0	0	4	Business	PRIVATE SECTOR	46A & 46B Pier Road Littlehampton	Demolition of existing buildings and erection of 2 No. buildings incorporating commercial € at ground floor with 4 residential units above.(Resubmission of LU/182/18/PL).
Littlehampton	LU/45/20/PL	10/02/2022		3	0	3	3	SHOPPING	PRIVATE SECTOR	Ground Floor unit Saltmarsh House Old Market Lane Littlehampton	Change of use of existing ground floor retail unit (B1Business) to 3 No. flats (C3 Dwelling houses).
Littlehampton	LU/46/20/PL	31/03/2022		3	0	3	3	SHOPPING	PRIVATE SECTOR	Littlehampton Covered Market 26-28 Surrey Street Littlehampton	Demolition of existing building & construction of 1 No retail unit & 3 No. flats with associated external works & access. This application affects the setting of listed buildings & may affect the character & appearance of the River Road, Littlehampton Conservation Area.
Littlehampton	LU/295/20/PL		03/03/2024	2	0	0	2	OFFICE	PRIVATE SECTOR	15 Beach Road Littlehampton	Full planning application incorporating permitted change of use of part of existing office (A2 Professional & Financial Services) & use to form 2 No. dwellings (C3 Dwelling houses) on the two upper floors (resubmission following LU/107/20/PL). This site is in CIL Zone 4 (Zero Rated) as flats.
Littlehampton	LU/202/20/PD	21/01/2022		2	0	2	2	OFFICE	PRIVATE SECTOR	Gratwicke House 10 East Street Littlehampton	Notification for Prior Approval under Class O for change of use of part of the building from a use falling within Class B1(a)(offices), to a use falling within Class C3 (dwellinghouses) - conversion of existing office to 2 No. self contained units. This application is Not Cil Liable as flats within Zone 4.
Littlehampton	LU/76/21/PL		20/05/2024	3	1	0	3	RESIDENTIAL	PRIVATE SECTOR	71 Beach Road Littlehampton	Sub division of dwelling into 3 No. 2 bed flats. This application may affect the setting of a listed building & is in CIL Zone 4 (Zero Rated) as flats.
Littlehampton	LU/134/21/PL		18/08/2024	2	1	0	2	RESIDENTIAL	PRIVATE SECTOR	The Farm 39 East Street Littlehampton	Subdivision of a single listed building into 2 No. separate dwellings & essential roof strengthening work.
Littlehampton	LU/84/21/PL	31/03/2023		4	2	4	4	RESIDENTIAL	PRIVATE SECTOR	36 - 38 Surrey Street Littlehampton	Change of use of premises to a mixed use comprising of 1 No. 4-bedroom HMO unit & retention of 1 No. bed-sit unit at first floor; 2 No. holiday let use units at ground floor with reduction in size of retained hairdressers & ancillary retail storage space & staff facilities to be provided at basement level.
Littlehampton	LU/205/22/PL		29/09/2025	4	0	0	4	INDUSTRY	PRIVATE SECTOR	25 River Road Littlehampton	Demolition of existing car garage (B2) and the erection of 2no. Residential buildings comprising 4no. Flats (C3) with associated works (resubmission of LU/151/21/PL).
Littlehampton	LU/222/22/PL		24/11/2025	2	0	0	2	OFFICE	PRIVATE SECTOR	Norfolk House Beach Road Littlehampton	Change of use from first floor offices to two one bedroom flats.
Littlehampton	LU/126/22/PD		28/06/2025	1	0	0	1	SHOPPING	PRIVATE SECTOR	43 High Street Littlehampton	Prior notification under Schedule 2, Part 3, Class MA for the change of use from shop (use class E) to dwelling (use class C3) on first floor.
Littlehampton	LU/82/22/PD		27/05/2025	2	0	0	2	Business	PRIVATE SECTOR	38-40 High Street Littlehampton	Prior notification under Schedule 2, Part 3, Class G for the change of use of upper floors to 2 No flats.
Littlehampton	LU/112/22/PL		22/06/2025	1	0	0	1	OTHER DEV	PRIVATE SECTOR	135A Wick Street Littlehampton	Extension to form new studio flat at first floor level.
Middleton-on-Sea	M/151/21/PL		19/07/2025	1	0	0	1	Garden	PRIVATE SECTOR	Land adjacent to 7 Central Drive Elmer Middleton	1 no detached four bedroom house
Middleton-on-Sea	M/123/21/PL	20/10/2020		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	27 Central Drive Elmer	Replacement dwelling
Middleton-on-Sea	M/5/22/PL		31/05/2025	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	3 The Hard Elmer	Replacement residential dwelling. This application may affect a Public Right of Way.
Middleton-on-Sea	M/83/20/PL	09/03/2021		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	18 Old Point Middleton-On-Sea	Demolition of existing dwelling house and replacement with new dwelling house.
Middleton-on-Sea	M/92/22/PL		27/10/2025	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	13 Elm Drive Elmer Middleton-On-Sea	1 No. replacement dwelling.

Middleton-on-Sea	M/86/20/PL	16/04/2021		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	8 Manor Way Elmer Middleton-On-Sea	Demolition of existing 2 storey dwelling and construction of new 2 storey 4 bedroom dwelling with habitable loft and all associated works. This site is in CIL Zone 4 and is CIL Liable as new dwelling.
Middleton-on-Sea	M/109/21/PL		27/10/2024	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	188 Elmer Road Middleton-On-Sea	Erection of replacement dwelling
Middleton-on-Sea	M/92/21/PL		14/01/2025	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	68 Ancton Way Elmer Middleton-On-Sea	Demolition of existing bungalow & construction of 1 No 2-storey dwelling with access & off road parking.
Middleton-on-Sea	M/42/22/PL		17/06/2025	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	Little Orchard 2 Sea Lane Middleton on Sea	Demolition and erection of 1 No dwelling.
Middleton-on-Sea	M/90/22/PL		05/10/2025	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	19 Elm Drive Elmer Middleton-on-sea	Demolition of Existing Bungalow and Erection of Two Storey Dwelling House
Middleton-on-Sea	M/126/22/PL		12/01/2026	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	12 The Layne Elmer	Demolition of existing dwelling and new build 1 No replacement dwelling. This application is in CIL Zone 4 and is CIL Liable as new dwelling.
Pagham		28/07/2009		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	57 Harbour Road Pagham	Replacement dwelling.
Pagham	P/40/17/PL	31/03/2021		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	3 Sandy Road Pagham	Single replacement dwelling
Pagham	P/157/21/PL		19/01/2025	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	31 Lagoon Road Pagham	Demolition & erection of 1 No dwelling.
Pagham	P/10/20/PL		21/04/2023	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	The Pagham Club 2 West Front Road Pagham	Change of use of existing staff residential accommodation to be used as a separate unit of residential accommodation.
Pagham	P/143/21/PL	25/03/2022		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	25 West Front Road Pagham	Demolition of existing dwelling, erection of 1 No. replacement dwelling and detached garage/boat store.
Pagham	P/176/22/PL		24/01/2026	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	63 West Front Road Pagham	Demolition of existing house, outbuilding and garage. Construction of new dwelling, annex, workshop, bin store and bicycle.
Rustington	R/102/20/PL		26/08/2023	1	0	0	1	Garden	PRIVATE SECTOR	Springfield House Springfield Close Rustington	1 No. detached 5-bedroom house with attached single storey double garage & carport.
Rustington	R/119/20/PL	09/12/2020		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	Windsong The Thatchway Rustington	Demolish & erection of 1 No dwelling. This application may affect a Public Right of Way.
Rustington	R/17/20/PL		20/04/2023	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	84 North Lane Rustington	Replacement of 1 No. existing dwelling.
Rustington	R/227/20/PL	03/02/2022		3	0	3	3	OTHER DEV	PRIVATE SECTOR	Laundry 38 Oakhurst Gardens Rustington Littlehampton	Demolition of existing laundry building, lean to & shed, construction of a ground & first storey accommodation building housing 3 No. sheltered housing flats & construction of a single storey laundry building including upgrade of associated clothes drying area & surrounding landscaping. This site is in CIL Zone 5 (Zero Rated) as sheltered housing.
Rustington	R/197/20/OUT		04/10/2024	2	0	0	2	INDUSTRY	PRIVATE SECTOR	Croft Works 52 Mill Lane Rustington	Outline application with some matters reserved for the demolition of existing dilapidated storage buildings & erection of 2 No. detached 3-bedroom chalet bungalows with associated car barns, gardens, car parking & landscaping (resubmission following R/117/20/OUT).
Walberton	WA/39/18/PL	30/07/2021		1	0	1	1	Garden	PRIVATE SECTOR	48 The Meadows Walberton	Extension of existing dwelling to create 1 No. attached dwelling.
Walberton	WA/18/19/PL	27/09/2021		2	0	2	2	Garden	PRIVATE SECTOR	Land Adjacent 1 Orchard Way Fontwell	Erection of 2 No. detached dwellings, adaptation to existing crossover & new driveway (resubmission following WA/58/18/PL).
Walberton	WA/61/19/PD		19/08/2023	1	0	0	1	OFFICE	PRIVATE SECTOR	Stoney Brook Farm Eastergate Lane Walberton	Notification for Prior Approval under Part 3, Class O for change of use from an office (Class B1) to 1 No. dwelling (Class C3).
Walberton	WA/101/21/PL		22/12/2024	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	Goose Green Hoe Lane Walberton	Replacement Farmhouse with Farm Office and Garage, extension of existing stable building, replacement Sand School and associated hard and soft Landscaping and replacement mixed use barn and internal trackway.
Yapton	Y/22/17/PL	19/05/2020		1	0	1	1	Garden	PRIVATE SECTOR	Land rear of 2,4 & 6 Gladstone Road Mill View Road Yapton	1 No. dwelling
Yapton	Y/22/21/PL		27/04/2024	1	0	0	1	AGRICULTURAL	PRIVATE SECTOR	North Open Barn Hoe Lane Yapton	Change of use from existing open barn to 1 No. dwelling (C3 Dwelling House), refurbishment & single storey extension to North elevation.

Yapton	Y/22/19/PL	31/03/2023		1	0	1	1	RESIDENTIAL	PRIVATE SECTOR	Garage Premises Main Road Yapton	Demolition of existing redundant garage building & erection of 1 No. dwelling and associated works (alternative following Y/68/17/PL). This application may affect the setting of listed buildings & may affect the character & appearance of the Main Road/Church Road, Yapton Conservation Area.
Yapton	Y/80/18/PL	31/03/2022		1	0	0	1	AGRICULTURAL	PRIVATE SECTOR	1 Church Farm Cottages Church Road Yapton	Change of use from cowshed to separate residential unit - This is a departure from the development plan - This application may affect the setting of a Listed Building
Yapton	Y/105/19/PL		30/07/2023	3	0	0	3	AGRICULTURAL	PRIVATE SECTOR	Stakers Farm North End Road Yapton	Conversion of & alterations to existing barns to create 3 no. dwellings, erection of car barns & stores, a replacement pump house, demolition of barn & associated landscaping & parking - This application may affect the character and appearance of Main Road/Church Road Conservation Area.
Yapton	Y/33/21/PL	20/12/2021		1	0	1	1	AGRICULTURAL	PRIVATE SECTOR	Plum Pudding Barn Hoe Lane Flansham	Conversion of existing barn to 1 No. residential dwelling with associated parking
Yapton	Y/24/21/PD		23/04/2024	3	0	0	3	AGRICULTURAL	PRIVATE SECTOR	Rookery Farm Flansham Lane Felpham	Prior notification under Schedule 2, Part 3, Class Q to change agricultural building to 3 No. dwelling houses.
Yapton	Y/4/22/OUT		11/03/2025	1	0	0	1	Garden	PRIVATE SECTOR	Land at Kings Close Yapton	Outline application with all matters reserved for residential development of a single detached bungalow dwelling.
Yapton	Y/77/22/PL		24/08/2025	4	0	0	4	AGRICULTURAL	PRIVATE SECTOR	Bonhams Hoe Lane Flansham	Erection of 4 No dwellings with access from Hoe Lane and associated landscaping, including native orchards and wildflower meadows.
Yapton	Y/108/22/PL		29/11/2025	1	0	0	1	Garden	PRIVATE SECTOR	Cosy Cot Main Road Yapton	Construction of 1 no. dwelling with new vehicular access and associated works. This is in CIL zone 3 and is CIL liable as new dwelling.
Yapton	Y/127/22/PL		06/01/2026	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	Lintels Bilsham Road Yapton	Change of use of existing garage to 1 No 3 bed dwelling, separate to the main dwelling, including side extension. This site is in CIL Zone 2 and is CIL Liable as new dwelling.
					<b>73</b>		<b>366</b>				

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Appendix 9 - Housing Trajectory (Updated November 2023)

Net Completions	Years 1-5					Years 6-10					Years 11-15					Years 15-20				
	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/17	2017/2018	2018/19	2019/20	2020/21	2021/22	2022-23								
TOTAL	7748	722	475	359	601	890	622	704	603	515	673	653	931							

Future Housing Supply	Total	Years 1-5					Years 6-10					Years 11-15					Years 15-20				
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031
Commitments / Large Sites with Planning Permission (net) (Includes Strategic Allocations with PP as at 31st March 2023)	6306												1120	943	1461	1128	890	428	226	110	
Made Neighbourhood Plan allocations (without PP as at 31st March 2023)	400												0	0	25	85	79	131	47	33	
HELAA sites (Considered deliverable or developable and Inside Built Up Area)	405												0	11	13	50	58	118	145	10	
Sub Total	7111												1120	954	1499	1263	1027	677	418	153	
10% slippage / non-implementation rate	711												112	95	150	126	103	68	42	15	
Sub Total	6400												1008	859	1349	1137	924	609	376	138	
Small site commitments	237												105	74	49	8	1	0	0	0	
Small site Windfall	374												0	0	23	64	71	72	72	72	
TOTAL	7010												1113	933	1421	1209	996	681	448	210	

Strategic Allocation Sites (Without PP at 31/3/23)	Total	Years 1-5					Years 6-10					Years 11-15					Years 15-20				
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031
BEW (SD5)	1704												0	63	88	259	334	408	284	268	
Angmering South and East (SD11)	209												0	0	0	24	0	60	60	65	
West of Bersted (SD3)	752												0	0	0	50	192	170	170	170	
Ford (SD8)	675												0	0	0	75	125	125	175	175	
LEGA (SD4)	225												0	0	0	0	0	0	100	125	
Pagham North (SD2)	55												0	0	0	0	0	25	30	0	
TOTAL	3620												0	63	88	408	651	788	819	803	

Future small sites allowance	Total	Years 1-5					Years 6-10					Years 11-15					Years 15-20				
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031
Small Sites DPD / Neighbourhood Plans	750												0	0	0	0	150	200	200	200	

ALP 2018 Annualised Requirement	Total	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031
		610	610	610	610	610	1120	1120	1120	1120	1120	1310	1310	1310	1310	1310	960	960	960	960	960

SHM Annualised Requirement (for the 5 year HLS Calculation)	Total	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031
											1304	1253	1253	1373	1373	1373	1373	1373			

<b>TOTAL SUPPLY</b>	<b>19128</b>	<b>722</b>	<b>475</b>	<b>359</b>	<b>601</b>	<b>890</b>	<b>622</b>	<b>704</b>	<b>603</b>	<b>515</b>	<b>673</b>	<b>653</b>	<b>931</b>	<b>1,113</b>	<b>996</b>	<b>1,509</b>	<b>1,617</b>	<b>1,797</b>	<b>1,669</b>	<b>1,467</b>	<b>1,213</b>
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5 yr strat total 1210

## Chapter 5 - Housing Delivery

### Dwellings Completions and Delivery

The table below shows the planned housing targets to 2031:

<b>H1 Plan period and Housing Targets</b>	
Housing target	2011 - 2031
	20,000

#### 5.1 Dwellings completions proportion built on Previously Developed Land

5.2 The table below sets out dwelling completion data showing proportion built on Previously Developed Land.

**H2(a): Net additional dwellings in previous years**

**H2(b): Net additional dwellings for the reporting year**

**H3: New and converted dwellings on previously developed land**

<b>H2(a), H2(b) and H3 Indicators</b>		<b>H2 (a&amp;b)</b>	<b>H3</b>
Year	Dwelling Completions		Previously Developed Land* Total
	Gross	Net	(Included in Gross Completions)
2011-12	748	722	378 (51%)
2012-13	499	475	136 (27%)
2013-14	384	359	210 (55%)
2014-15	642	601	286 (45%)
2015-16	912	890	284 (31%)
2016-17	659	616	201 (31%)
2017-18	731	704	421 (58%)
2018-19	627	603	387 (62%)
2019-20	558	515	403 (72%)
2020-21	700	673	398 (57%)
2021-22	685	653	409 (59%)
2022-23	946	931	273 (29%)
<b>Total</b>	<b>8,091</b>	<b>7,742</b>	<b>3,786 (47%)</b>

\*In previous AMR's this was classed as Brownfield Land however it has been changed to Previously Developed Land in line with the WSCC Monitoring data and NPPF 2021.

The table below shows Affordable Dwellings Delivered and Total Dwellings delivered:

Year Ended	Affordable dwellings (net)	Total dwellings (net)	% of Total Dwellings
31 March 2012	280	722	39%
31 March 2013	164	475	35%
31 March 2014	30	359	8%
31 March 2015	128	601	21%
31 March 2016	166	890	19%
31 March 2017	102	616	17%
31 March 2018	104	704	15%
31 March 2019	111	603	18%
31 March 2020	65	515	13%
31 March 2021	181	673	27%
31 March 2022	99	653	15%
31 March 2023	263	931	28%

The table below shows Affordable Dwellings Delivered gross built and net built per parish (From 1 April 2022 – 31 March 2023):

Parish	Gross Built	Net Built
Aldingbourne	4	4
Angmering	46	46
Barnham & Eastergate	97	97
Bersted	9	9
Pagham	13	13
Walberton	61	61
Yapton	33	33
<b>Grand Total</b>	<b>263</b>	<b>263</b>

The table below shows Dwellings Completions gross built and net built per parish (From 1 April 2022 – 31 March 2023):

Arun District Ward / Parish	Gross Dwelling Completions	Net Dwelling Completions
Aldingbourne	47	46
Aldwick	1	1
Angmering	121	121
Arundel	3	3
Barnham	75	75
Bersted	30	30
Bognor Regis	52	49

Climping	11	10
East Preston	2	2
Eastergate	116	115
Felpham	9	7
Ferring	4	2
Ford	0	0
Kingston	0	0
Littlehampton	92	90
Lymminster	0	0
Middleton on Sea	3	1
Pagham	67	67
Poling	0	0
Rustington	1	1
Walberton	177	176
Yapton	135	135
<b>Grand Total</b>	<b>946</b>	<b>931</b>

## Self-build and Custom Housebuilding

- 5.3 As required by the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016), the council has held a Self-build and Custom Housebuilding Register since February 2016. This is a register of individuals or groups of individuals who are seeking to acquire serviced plots of land in the district to build their own houses. A redacted version of the register as at 31 March 2022 can be seen on the council's website. <https://www.arun.gov.uk/helaa-brownfield-land-self-build-registers>
- 5.4 The 2015 Act (as amended by the Housing and Planning Act 2016) places two duties on local authorities which are the 'duty to grant permission' and the duty as regards registers'<sup>14</sup>.
- 5.5 The Self-build and Custom Housebuilding Act places a Duty upon the Local Planning Authority to give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to the council's register during a base period. At the end of each base period, the council has 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period<sup>15</sup>.
- 5.6 The base periods of the self-build register are from 31 October to 30 October annually. This period falls outside of the AMR base monitoring period. Therefore, this AMR will report up to 30 October 2023.
- 5.7 To fulfil duties to maintain the Register, planning officers at the council have been negotiating the need for plots for self or custom build housing with developers operating in the area<sup>16</sup>. As a result, there has been one permission in Bersted (BE/148/20/OUT) (approved by being allowed on appeal 12-04-22) which has included provision within the section 106 planning obligation, a requirement to provide 5% of the dwelling plots as self-build plots. It is anticipated that when the developer works up the design of the whole scheme this is likely to equate to about 11 plots.
- 5.8 Monitoring of planning applications has found that 22 plots have been granted planning permission suitable for self or custom build housing between 31 October 2021 and 30 October 2022. This is 11 plots identified from Community Infrastructure Levy (CIL) exemptions and 11 plots as part of the application identified above under BE/148/20/OUT.

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<sup>14</sup> PPG. 2019. 'Self-build and custom housebuilding' Paragraph: 023 Reference ID: 57-023-201760728 <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>

<sup>15</sup> PPG. 2019. 'Self-build and custom housebuilding' Paragraph: 023 Reference ID: 57-023-201760728 <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>

<sup>16</sup> PPG. 2019. 'Self-build and custom housebuilding' Paragraph: 025 Reference ID: 57-025-20210508

- 5.9 The Register currently has 44 individuals and 1 association of individuals as at 30 October 2023. There were 6 new entries of individuals added to the register and 0 new associations of individuals.
- 5.10 Monitoring of planning applications found that 13 plots were granted planning permission suitable for self or custom build housing between 31 October 2022 and 30 October 2023. This comprised of 4 plots identified from the planning permission BN/25/23/OUT for 4 No. self-build dwellings approved 06-09-23 (approved after the monitoring period of this AMR) and 9 plots identified from CIL exemption notices.

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## Chapter 6 - Commercial Land Delivery

The tables below refer to commercial data provided by West Sussex County Council as at 31 March 2023.

### **Total amount of additional available employment floorspace**

**Gross and net employment land floorspace completions that are available (or is currently under construction). Retail, leisure, and hotel uses have not been included.**

Year Ended	Gross Additional Employment Floorspace (sq Meters)	Net Additional Employment Floorspace (sq Meters)
31 March 2012	3,595	3,217
31 March 2013	3,165	1,163
31 March 2014	2,350	1,490
31 March 2015	20,594	16,775
31 March 2016	25,651	17,293
31 March 2017	77,714	74,687
31 March 2018	118,641	118,558
31 March 2019	6,036	5,659
31 March 2020	5,664	5,052
31 March 2021	16,936	15,438
31 March 2022	2,804	2,495
<b>31 March 2023</b>	<b>21,654</b>	<b>21,654</b>

### **BD1: Total amount of additional employment floorspace occupied by use class.**

Employment Floorspace Type is defined by Use Class Order E g(i), (ii), (iii) and B2 and B8.

**The table below shows gross and net floorspace completed. Completed includes completed and available for use or completed and occupied.**

Floor Space Type	Gross Additional Employment Floorspace (sq Meters)	Employment Floorspace Lost (sq Meters)	Net Additional Employment Floorspace (sq Meters)	Site area (Ha)
E(g)(i) (or Previously B1a): Offices	0	0	0	0
E(g)(ii) (Or previously B1b): Research and Development	0	0	0	0

E(g)(iii) (Or previously B1c): Industrial processes	431	0	431	0.43
B2: General Industry	0	0	0	0
B8: Storage & Distribution	58	0	58	0.15
<b>Grand Total</b>	<b>489</b>	<b>0</b>	<b>489</b>	<b>0.58</b>

**BD2: Total amount of additional employment floorspace occupied on previously development land by use class.**

This indicator only counts employment floorspace from the total gross floorspace identified in BD1 (above), which is on Previously Development Land (PDL). This is shown in table below.

**The table below shows total amount of additional employment floorspace occupied on previously development land by use class**

Floor Space Type	Gross Additional Employment Floorspace (sq Meters)	Employment Floorspace Lost (sq Meters)	Net Additional Employment Floorspace (sq Meters)	Site area (Ha)
E(g)(i) (or Previously B1a): Offices	0	0	0	0
E(g)(ii) (or Previously B1b): Research and Development	0	0	0	0
E(g)(iii) (or previously B1c): Industrial processes	0	0	0	0
B2: General Industry	0	0	0	0
B8: Storage & Distribution	58	0	58	0.15
<b>Grand Total</b>	<b>58</b>	<b>0</b>	<b>58</b>	<b>0.15</b>

**BD3: Employment land available by use class**

Employment floorspace type is defined by Use Class Order E g(i), (ii), (iii) and B2 and B8. This includes available sites, sites with planning permission and sites under construction. This is shown in table below.

**The table below shows employment land available by use class**

Floor Space Type	Gross Floorspace (sq Meters)	Floorspace Lost (sq Meters)	Net Floorspace (sq Meters)	Site area (Ha)
E(g)(i) (or previously B1a): Offices	0	0	0	0
E(g)(ii) (or previously B1b): Research and Development	0	0	0	0



E(g)(iii) (or previously B1c): Industrial processes	395	0	395	0.685
B2: General Industry	1,070	0	1,070	0.75
B8: Storage & Distribution	20,063	0	20,063	29.28
<b>Grand Total</b>	<b>21,528</b>	<b>0</b>	<b>21,528</b>	<b>30.72</b>

**BD4: Total amount of completed and occupied floorspace by Town Centre and Leisure use. Town Centre is classed as Bognor Regis and Littlehampton town centres as per the Arun Local Plan 2018<sup>17</sup>.**

This includes uses defined as Use Class Orders E (a), Retailing, E (c) (i), (ii), (iii), financial and professional Services, E (g) (i) Offices and E(d) Indoor sport, recreation and fitness. This is shown in table below.

The table below shows completed floorspace for Town Centres

Floor Space Type	Gross Floorspace (sq Meters)	Floorspace Lost (sq Meters)	Net Floorspace (sq Meters)	Site area (Ha)
E(a) (or Previously A1): Retailing	110	0	110	0.6
E(c)(i)(ii)(iii) (or Previously A2): Financial and Professional services	0	0	0	0
E(g)(i) (or Previously B1a): Offices	0	0	0	0
E(d) (or Previously D2): Indoor sport, recreation or fitness	0	0	0	0
<b>Grand Total</b>	<b>110</b>	<b>0</b>	<b>110</b>	<b>0.6</b>

<sup>17</sup> Arun Local Plan 2011-2031. (Adopted July 2018).

<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n12844.pdf&ver=12984>

## **Chapter 7 - Gypsy & Traveller Site Provision**

### **Gypsy and Traveller and Travelling Showpeople**

- 7.1 A revised Planning Policy for Traveller Sites (PPTS 2015) was published in August 2015 and requires that local planning authorities set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople (G&T) which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities. Using the target figures, the PPTS 2015 requires that local planning authorities identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of sites. A supply of specific developable sites or broad locations for growth should be identified for years 6 - 10 and where possible for years 11 - 15.
- 7.2 The Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) published in April 2019 sets out the objectively assessed need for Gypsy & Traveller and Traveller Showpeople families over the period 2018 - 2036 (see below).
- 7.3 To meet the identified needs set out within the GTAA April 2019 Arun commissioned a Gypsy and Traveller and Travelling Showpeople (G&T) Sites Identification Study published in April 2019 to inform preparation of a G&T Site Allocations Development Plan Document (G&TDPD). It includes a process of identifying and assessing sites against criteria and in response to consultation etc. The G&TDPD preparation has been subject to Sustainability Appraisal (February 2019) so that the proposed allocations to meet identified need is provided in a sustainable and equitable way, similar to the settled population's housing need.
- 7.4 While the G&TDPD is being prepared, the council is committed to ensuring that adequate provision is made for the travelling community in the short term through the development management process. The council considers that the Arun Local Plan (adopted in July 2018) Policy H SP5 and criterion for determining planning applications, provides a sound basis for planning decisions and allowing further pitch provision until the G&TDPD can be finalised and adopted.
- 7.5 It is worth noting that in March 2015 a transit site in Westhampnett, Chichester opened to provide nine short-stay pitches, toilet and shower facilities and an office for the manager of the site. This was delivered by Chichester District Council through joint working with Arun and other district and Borough Councils across West Sussex and other groups. The GTAA April 2019 considered that as there is currently a public transit site in Chichester it is available for transit needs in the first instance to deal with any unauthorised encampments, and that no additional transit provision is required at this time.

### **GTAA 2019 UPDATE**

- 7.6 The jointly commissioned GTAA 2019 (i.e. with the coastal West Sussex Authorities) assessment assumes that within Arun local planning authority area, supply and demand for the period 2012-2017 net to zero based on identified need and supply. The GTAA assessment then starts from a new 2018 baseline which identifies all current and future need as of January 2018 and rolls forward the assessment period by 5 years from 2031 - 2036. On this basis, there is no shortfall need to provide for. The baseline date for the study is January 2018 which was when the majority of the site interviews were completed.
- 7.7 **Pitch Needs – Gypsies and Travellers that meet the Planning Definition**  
In summary, there is a need for 9 additional pitches in Arun over the GTAA period to 2036 for Gypsy and Traveller households that meet the planning definition; a need for up to 3 additional pitches for unknown Gypsy and Traveller households that may meet the planning definition. For information the GTAA April 2019 identifies 13 Gypsy and Traveller households which did not meet the planning definition. This data will be used to inform the Arun Local Plan update and the approach to meeting the special and cultural needs of the population.
- 7.8 **Plot Needs – Travelling Showpeople**  
In summary there is a need for 14 additional plots in Arun over the GTAA period to 2036 for Travelling Showpeople households; a need for up to 1 additional plot for unknown Travelling Showpeople households that may meet the planning definition.
- 7.9 A Gypsy and Traveller and Traveller Showmen (Regulation 18) Issues and Options consultation was published for a 6-week public consultation (8 July to 2 September 2019). The results of this consultation informed the preparation of a G&T Preferred Sites Allocations DPD (G&TPSADPD) reported to Planning Policy Sub-Committee on 17 December 2019. The Planning Policy Committee agreed that further work be undertaken to resolve objections prior to consulting on a Regulation 19 ‘preferred options’ DPD in the summer of 2020.
- 7.10 Following the G&T ‘Preferred Options’ DPD consultation, a number of issues addressed in that document were maintained by some stakeholders in their consultation responses which broadly related to: -
- Site Delivery - landscape, heritage and amenity.
  - Highways, access and traffic impact.
  - Flood risk and sewerage.
- 7.11 Further evidence work was therefore commissioned in 2023 and will be added to the existing evidence base to resolve the issues identified at the preferred options stage consultation and to enable the G&T DPD to progress to Regulation 19 Publication and consultation in the winter 2023.

**Note:** although outside the AMR reporting period – it should be noted that the G&T DPD Regulation 19 Publication has been issued for legal and soundness consultation for the period 14 December 2023 to 7 February 2024 and details can be found on the web page here: <https://www.arun.gov.uk/gypsy-and-traveller-development-plan-document-dpd>

## Chapter 8 – Infrastructure Funding Statement

### Arun District Council's Infrastructure Funding Statement 2022/23.

- 8.1 Arun District Council has published its fourth Infrastructure Funding Statement (IFS 2022/23). This supersedes the IFS published in November 2022. The Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 34 requires the IFS to be reported as part of the AMR – and this chapter, therefore, includes links direct to the published IFS 2022/23 and Appendices to form part of this AMR.
- 8.2 In accordance with the CIL Regulations 2010 (as amended), the council has prepared an Infrastructure Funding Statement (IFS). The IFS 2022/23 reports the council's S.106 income and expenditure and provides an update on the council's Community Infrastructure Levy income for the period 2022/23.
- 8.3 On 9 March 2022, Arun's [Infrastructure Investment Plan 2022-2024](#) (IIP) was approved at Full Council. The IIP sets out the shortlist of our priority projects for funding together with a CIL apportionment for each of the 3-year programme. It also includes a baseline (long list) of projects which may secure funding in future years. These lists will be updated in year 3 (i.e. 2024).

#### **Summary Headlines of IFS 2022/23 (figures are rounded):**

- **£3.359m** was received in total in Arun from S106 and CIL Developer Contributions combined in the year 2022/23; of which
- **£2.560m** was received from S.106 developer contributions;
- **£799k** was received from CIL liable applications;
- **£41.6k** was spent on two projects included in our Infrastructure Investment Plan (IIP);
- **£2.5m** total CIL relief granted;
- **£138k** was transferred to Town or Parish Councils (details of any expenditure will be detailed in their own IFS);
- **£10.320m** S.106 was held on deposit as of March 2022 (the budget monitoring report);
- **£1.179m** in total was spent in 2022/23 or transferred towards projects (further details on the years activity will be found under sections 7 - 9 of the IFS document).

#### **S.106 Income**

- **£2.172m** is due to be received by the council once triggers are reached, after entering into S.106 agreements as part of the approval of approximately 43 planning applications on development sites;
- **£10.320m** received from all planning obligations, entered into on or prior to 1st April 2021, has not been formally allocated;
- **£1.739m** total amount of money (received under planning obligations) which was allocated but not spent in 2020-21 totals;
- **395** affordable housing units on site and **7** new areas of open space and play areas will be delivered in the reported year via the council entering into planning agreements;

- **264** affordable homes were provided and at least **1** areas of open space and play areas;
- Further details on non-monetary contributions are set out in section 8 of the IFS.

#### **S.106 Expenditure**

- **£1.179m** was spent in 2022/23 or transferred to infrastructure projects.

8.4 Please find below the web page where the Arun IFS 2022/23 will be found together with a link to the document. The IFS 2022/23 was agreed at Planning Policy Committee on 21 September 2023.

8.5 Web page:

<https://www.arun.gov.uk/ifs-and-developer-contributions>

IFS 2022/23 Document:

[IFS \(Infrastructure Funding Statement\) 2022/23](#)

DRAFT

**Chapter 9 – Biodiversity and Sussex Biodiversity Report (see Appendix 9 below)**

- 9.1 Arun District Council will record and monitor the 10% Biodiversity Net Gain (BNG) metric, mandatory for major developments under the Environment Act 2021 and published regulations. An annual register of BNG will record location, amount, habitat type and whether it is onsite or offsite. This data will be provided for the 2023/24 AMR report.

DRAFT

DRAFT



# Biodiversity Annual Monitoring Report

**Arun District**

**1<sup>st</sup> April 2022 – 31<sup>st</sup> March 2023**

06/11/2023



# Biodiversity Annual Monitoring Report

## INTRODUCTION

The Biodiversity Annual Monitoring Report (AMR) is a product provided by the Sussex Biodiversity Record Centre (SxBRC) to all local authorities in East and West Sussex on a yearly basis. It is a retrospective look at the potential impacts on biodiversity of approved planning applications for the financial year.

### WHY THIS DATA MATTERS

The Natural Environment and Rural Communities Act 2006 aims to make biodiversity a central consideration in policy and decision making processes, by placing a legal duty in Section 40 on every public body in exercising its functions, [to] "...have regard...to the purpose of conserving biodiversity." There is an expectation that public bodies when complying with this duty will refer to the list of habitats and species of principal importance in England (Section 41 list). These habitats and species should be treated as material considerations when making planning decisions.

Another key purpose of this duty is to embed consideration of biodiversity as an integral part of policy and decision making throughout the public sector, which should be seeking to make a significant contribution to the achievement of the commitments made by government in its [25 Year Environment Plan](#) (Planning Practice Guidance Ref 8-009-20190721).

It is also cemented in the National Planning Policy Framework (NPPF) that the planning system has an environmental role to play that is fundamental to achieving sustainable development. In particular the planning system should:

- Provide net gains in biodiversity (8, 174, 179)
- Take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure (175);
- Plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries (175)
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species (179)
- Identify suitable ways of mapping and monitoring biodiversity in local plans (179)
- The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. (31)

The information in this report will help to assess how the local authority is performing at these duties.

## SPECIES DATA

Table 3 in this report provides the number of planning applications where designated species data exists within a 200 metre buffer. All species data is from 1980 onwards. The species data are grouped as follows:

### European Protected Species (EPS)

The list of European Protected Species is taken from Schedule 2 and Schedule 4 of the Conservation (Natural Habitats &c.) Regulations 1994. It is an offence to deliberately kill, capture, or disturb a European Protected Species, or to damage or destroy the breeding site or resting place of such a species.

***Otter records are not included in this report.***

A list of European Protected Species can be found here: <http://naturenet.net/law/europe.html>

## Wildlife & Countryside Act (1981) Species

Species included in Table 3 of the Biodiversity AMR are from the following Schedules/Parts of the Act:

### Schedule 5 - Wild Animals

- Section 9 Part 1: intentional killing, injuring, taking
- Section 9 Part 4(a): damage to, destruction of, obstruction of access to any structure or place used by a scheduled animal for shelter or protection
- Section 9 Part 4(b): disturbance of animal occupying such a structure or place

A list of Schedule 5 species can be found here: <http://naturenet.net/law/sched5.html>

### Schedule 8 - Plants

A list of Schedule 8 species can be found here: <https://naturenet.net/law/sched8.html>

## Section 41 (S41) Species

Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006 requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England.

The S41 list is used to guide decision-makers in implementing their duty under section 40 of the Act, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.

More details about the NERC Act can be found here: <http://bit.ly/1Nedj7X>

## Bats

Bats are protected by European and UK legislation. It is an offence to:

- Deliberately capture, injure or kill a bat
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
- Intentionally or recklessly obstruct access to a bat roost
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat

## Notable Birds

The list of 'Notable Birds' has been devised by the SxBRC in collaboration with the Sussex Ornithological Society (SOS). It consists of bird species that are particularly scarce or vulnerable to development in Sussex. The full list can be seen at the end of this report.

## Rare Species

These species are from the Rare Species Inventory (RSI) devised by the SxBRC in collaboration with local experts. The list contains over 3,400 species, selected on the following criteria:

- All species in the British Red Data Books including all Notable fauna and Nationally Scarce flora and British endemic taxa which have ever occurred in Sussex whether extinct or not.
- Species included in the UK Biodiversity Action Plan (BAP species).
- Internationally rare taxa cited in the Bern Convention, IUCN Red Data lists, or EU Habitats Directive which are not covered by any of the above.
- County rarities.

## Invasive Non-Native Species (INNS)

An invasive non-native is defined as a species whose introduction and/or spread threatens biological diversity. Section 14 of the WCA (1981) is the principal legislation dealing with the release of non-native species. The list of INNS used in Sussex includes all those listed in Schedule 9 of the WCA and 26 other species not in this Schedule but which pose a particular risk in Sussex. A list of these additional species can be found at the end of this report.

***Bird records are not included in the list of invasive non-native species used in this report.***

## Ancient & Veteran Trees

These records are from the Ancient Tree Hunt (a national survey carried out in 2007/2008) and Tree Register of the British Isles (a charity which collates and updates data on notable trees).

## Black Poplars

The black poplar is naturally a tree of wet woodland and forested floodplains. Much black poplar habitat has been drained and cleared in the past, and there are now under 50 mature trees remaining in Sussex.

Arun District area (ha)	<b>22444.08</b>	Area of approved planning applications (ha)	<b>387.44</b>	<b>(90 applications)</b>
West Sussex area (ha)	<b>202361.68</b>	% of Arun District infringed by planning applications	<b>1.73</b>	

<b>Table 1. Designated sites and reserves</b>		Area of designation / reserve in West Sussex (ha)	% of West Sussex	Area of designation / reserve in Arun District (ha)	% of Arun District	Area of designation / reserve in Arun District infringed by planning applications (ha)	% of designation / reserve in Arun District infringed by planning applications	Number of planning applications within or abutting designation / reserve
Inter-Regional	Ramsar	3724.95	1.84	134.11	0.60	0.00	0.00	1
	Special Area of Conservation (SAC)	3672.08	1.81	0.00	0.00	0.00	0.00	0
	Special Protection Area (SPA)	4149.94	2.05	258.32	1.15	0.00	0.00	1
National	Area of Outstanding Natural Beauty (AONB)	25958.71	12.83	0.00	0.00	0.00	0.00	0
	National Nature Reserve (NNR)	221.50	0.11	0.00	0.00	0.00	0.00	0
	National Park	81247.73	40.15	10324.79	46.00	0.00	0.00	1
	Site of Special Scientific Interest (SSSI)	8310.00	4.11	447.53	1.99	0.00	0.00	1
Local	Country Park	320.52	0.16	0.00	0.00	0.00	0.00	0
	Local Geological Site (LGS)	1573.99	0.78	212.73	0.95	0.00	0.00	1
	Local Nature Reserve (LNR)	2074.90	1.03	218.26	0.97	0.00	0.00	0
	Local Wildlife Site (LWS)	10734.65	5.30	1728.89	7.70	0.00	0.00	0
	Notable Road Verge	137.42	0.07	10.20	0.05	0.00	0.00	0
Reserve/ Property	Environmental Stewardship Agreement *	14591.76	7.21	1176.38	5.24	0.00	0.00	0
	National Trust	5068.53	2.50	1153.97	5.14	0.00	0.00	0
	RSPB Reserve	1475.64	0.73	37.55	0.17	0.00	0.00	0
	Sussex Wildlife Trust Reserve	767.55	0.38	0.00	0.00	0.00	0.00	0
	Woodland Trust	67.82	0.03	13.28	0.06	0.00	0.00	0

\* This only applies to 'live' Environmental Stewardship Agreements. Environmental Stewardship Agreements include: Entry Level Stewardship, Entry Level plus Higher Level Stewardship, Higher Level Stewardship, Organic Entry Level plus Higher Level Stewardship and Organic Entry Level Stewardship.

All statistics are based on information held at the Sussex Biodiversity Record Centre as at 01/11/23. Note that designated sites may overlap therefore the totals shown in the designated site table do not necessarily reflect the total percentage of the district covered by designated sites. Please inform us if you believe the data shown to be inaccurate.

<b>Table 2. Habitats *</b>	<b>Area of habitat in West Sussex (ha)</b>	<b>% of West Sussex</b>	<b>Area of habitat in Arun District (ha)</b>	<b>% of Arun District</b>	<b>Area of habitat in Arun District infringed by planning applications (ha)</b>	<b>% of habitat in Arun District infringed by planning applications</b>	<b>Number of planning applications within or abutting habitat</b>
Ancient woodland	21369.56	10.56	1999.10	8.91	0.00	0.00	1
Coastal & floodplain grazing marsh	4389.36	2.17	1092.15	4.87	24.47	2.24	3
Coastal saltmarsh	357.04	0.18	10.16	0.05	0.10	0.98	1
Coastal sand dunes	31.52	0.02	10.53	0.05	0.00	0.00	0
Coastal vegetated shingle	126.03	0.06	61.11	0.27	0.00	0.00	1
Deciduous woodland	30414.40	15.03	2688.86	11.98	0.46	0.02	7
Ghyll woodland	1992.74	0.98	0.00	0.00	0.00	0.00	0
Intertidal chalk	0.00	0.00	0.00	0.00	0.00	0.00	0
Intertidal mudflat	1758.88	0.87	126.81	0.56	0.00	0.00	0
Lowland calcareous grassland	2736.04	1.35	440.73	1.96	0.00	0.00	0
Lowland fen	194.74	0.10	20.76	0.09	0.00	0.00	0
Lowland heathland	1506.50	0.74	2.56	0.01	0.00	0.00	0
Lowland meadow	225.79	0.11	13.26	0.06	0.00	0.00	0
Maritime cliff and slope	0.00	0.00	0.00	0.00	0.00	0.00	0
Reed bed	60.11	0.03	11.45	0.05	0.00	0.00	0
Salt lagoon	44.16	0.02	10.66	0.05	0.00	0.00	0
Traditional orchard	173.45	0.09	27.60	0.12	0.06	0.22	2
Wood-pasture & parkland	7057.91	3.49	1062.24	4.73	0.00	0.00	0

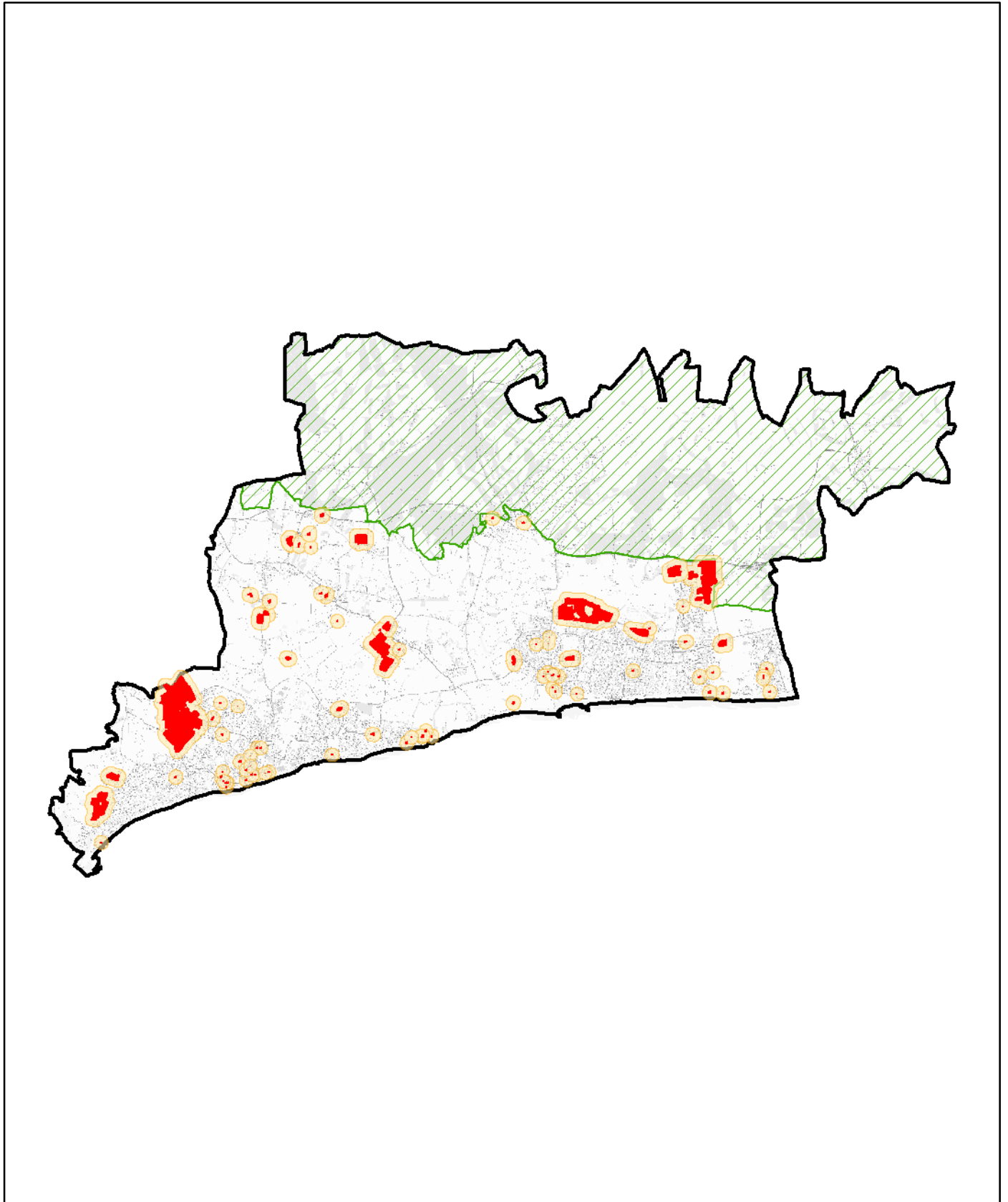
<b>Table 3. Species Data # (1980 onwards)</b>	<b>Number of records in West Sussex</b>	<b>Number of records in Arun District</b>	<b>No. of planning applications with species records within 200m buffer</b>	<b>% of planning applications with species records within 200m buffer</b>
European Protected species	27573	3513	59	65.56
Wildlife & Countryside Act species	48966	6337	75	83.33
Section 41 species	491249	81404	90	100.00
Bats	22839	2682	58	64.44
Notable birds	238670	38403	88	97.78
Rare species (excludes bats and birds)	74133	11359	76	84.44
Invasive non-native species	15431	969	54	60.00
Ancient Tree Hunt	2695	456	5	5.56
Tree Register	378	10	0	0.00
Black Poplar	17	4	0	0.00

\* Changes in habitat extent year on year may well be a reflection of improved datasets and should not be assumed to be habitat expansion or contraction. Many habitat datasets overlap with one another, e.g. lowland meadow may be classed as grazing marsh and recorded in both inventories. <sup>a</sup>Badger and otter records are not included. Rare species does not include bat or bird records. Some species appear in more than one category. The Sussex Notable Bird Inventory is based on a list of species that are particularly scarce or vulnerable to development in Sussex. Please see species list at end of report for more information. Ancient Tree Hunt and Tree Register of the British Isles datasets include a degree of overlap (i.e. on occasion the same tree may be recorded in both datasets).




### Planning applications within or abutting designated site, reserve or habitat

(Applications which abut a designation/reserve/habitat appear in this table with area shown as 0.00)

Designation / Reserve / Habitat	Area (Ha)	Planning Application Number
Ramsar	0.00	P/176/22/PL
Special Protection Area (SPA)	0.00	P/176/22/PL
National Park	0.00	A/256/21/RES
Site of Special Scientific Interest (SSSI)	0.00	P/176/22/PL
Local Geological Site (LGS)	0.00	P/176/22/PL
Ancient woodland	0.00	A/256/21/RES
Coastal & floodplain grazing marsh	0.00	AL/18/22/PL
Coastal & floodplain grazing marsh	24.45	LU/206/21/RES
Coastal & floodplain grazing marsh	0.02	P/155/21/RES
Coastal Saltmarsh	0.10	LU/238/20/OUT
Coastal vegetated shingle	0.00	P/176/22/PL
Deciduous woodland	0.06	A/256/21/RES
Deciduous woodland	0.00	A/46/22/RES
Deciduous woodland	0.00	AL/96/22/RES
Deciduous woodland	0.40	BE/148/20/OUT
Deciduous woodland	0.00	CM/47/22/PL
Deciduous woodland	0.00	LU/206/21/RES
Deciduous woodland	0.00	M/6/22/PL
Traditional orchard	0.00	A/256/21/RES
Traditional orchard	0.06	Y/77/22/PL



Key to Map:

-  Approved planning application
-  200m buffer zone
-  South Downs National Park

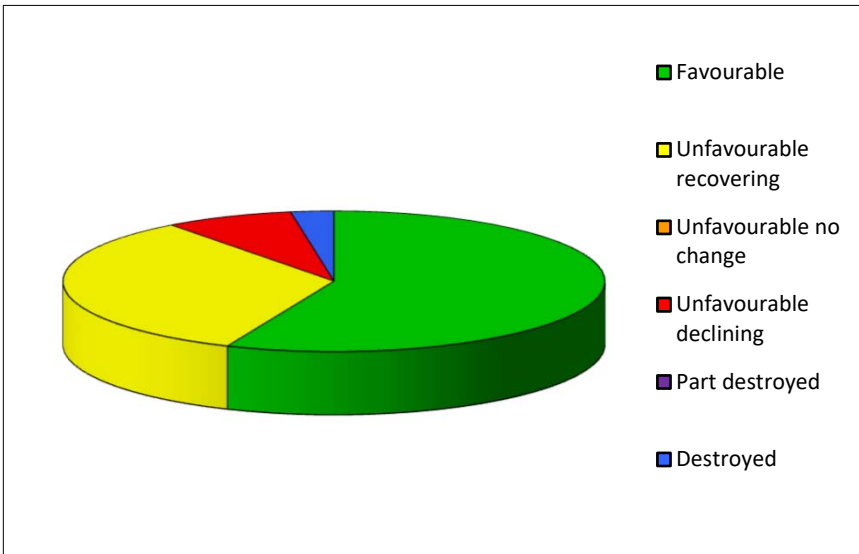
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## SSSI Unit Condition

Based on information derived from Natural England

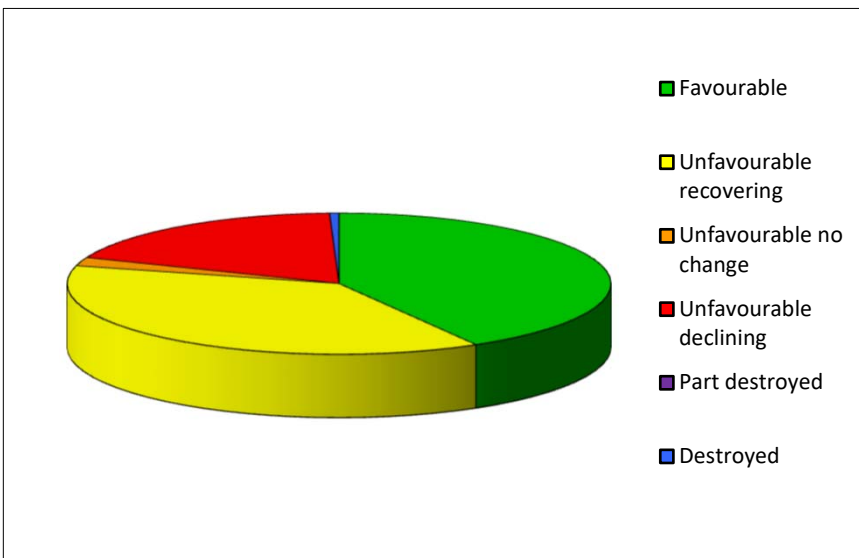
Prepared on 01/11/2023

### SSSI Units in Arun District



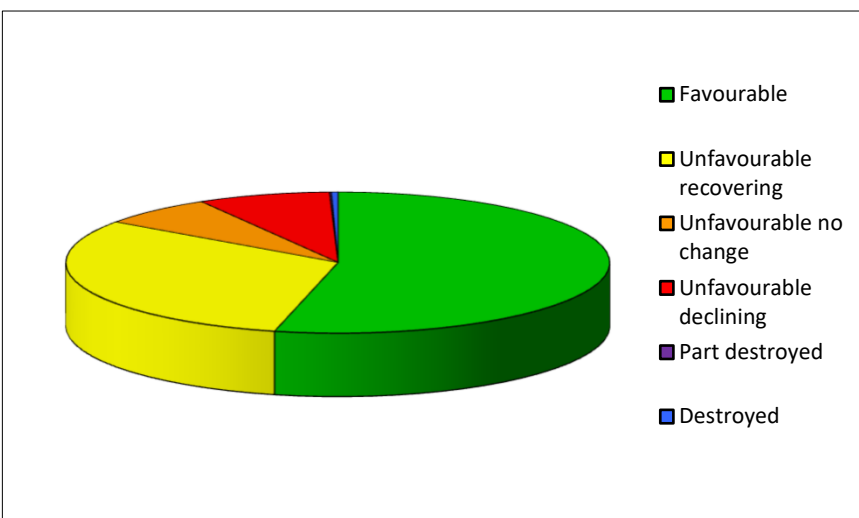
Condition	No. of Units	% of Units
Favourable	22	56.4
Unfavourable recovering	13	33.3
Unfavourable no change	0	0.0
Unfavourable declining	3	7.7
Part destroyed	0	0.0
Destroyed	1	2.6
<b>Total no. of units</b>	<b>39</b>	

### SSSI Units in West Sussex



Condition	No. of Units	% of Units
Favourable	149	41.6
Unfavourable recovering	134	37.4
Unfavourable no change	7	2.0
Unfavourable declining	66	18.4
Part destroyed	0	0.0
Destroyed	2	0.6
<b>Total no. of units</b>	<b>358</b>	

### SSSI Units in South East Region



Condition	No. of Units	% of Units
Favourable	2550	53.7
Unfavourable recovering	1472	31.0
Unfavourable no change	325	6.8
Unfavourable declining	374	7.9
Part destroyed	5	0.1
Destroyed	19	0.4
<b>Total no. of units</b>	<b>4745</b>	



## Sussex Notable Bird List

The Sussex Notable Bird List consists of species that are particularly scarce or vulnerable to development. It includes species which are either on the Birds of Conservation Concern Red and Amber lists, NERC Section 41 or Schedule 1 species known to have bred in Sussex, have been recorded in summer and may breed in the future or have vulnerable overwintering populations in Sussex.

These records are not available to the general public due to the sensitivity of the data. The SOS has kindly shared these records with us, with the view that better planning decisions can be made with their availability.

Below is the list of species and the date ranges/criteria for their inclusion:

Species	Record type treated as notable in Sussex
Dark-bellied Brent Goose	All records
Mute Swan	Confirmed or probable breeding or late May - early July records
Bewick's Swan	All records
Whooper Swan	All records
White-fronted Goose	All records
European Greater White-fronted Goose	All records
Greenland Greater White-fronted Goose	All records
Common Shelduck	Confirmed or probable breeding or late May - early July records
Wigeon	Confirmed or probable breeding or late May - early July records
Gadwall	Confirmed or probable breeding or late May - early July records
Teal	Confirmed or probable breeding or late May - early July records
Mallard	Confirmed or probable breeding or late May - early July records
Pintail	Confirmed or probable breeding or late May - early July records
Garganey	Confirmed or probable breeding or late May - early July records
Shoveler	Confirmed or probable breeding or late May - early July records
Pochard	Confirmed or probable breeding or late May - early July records
Tufted Duck	Confirmed or probable breeding or late May - early July records
Scaup	All records
Common Scoter	All records
Little Egret	Confirmed or probable breeding records + roost
Purple Heron	All records
Bittern	All records
Little Bittern	All records
Spoonbill	All records
Black Grouse	All records
Grey Partridge	Confirmed or probable breeding or March - August records
Quail	Confirmed or probable breeding or March - August records
Red-throated Diver	All records
Black-throated Diver	All records
Great Northern Diver	All records
Little Grebe	Confirmed or probable breeding or late May - early August records
Slavonian Grebe	All records
Fulmar	Confirmed or probable breeding records
Balearic Shearwater	All records
Leach's Petrel	All records
Honey-buzzard	Information provided in summary only
Red Kite	Confirmed or probable breeding or March - August records + roost
White-tailed Eagle	All records
Marsh Harrier	Information provided in summary only
Hen Harrier	Roost
Pallid Harrier	All records
Montagu's Harrier	Information provided in summary only
Goshawk	Information provided in summary only
Golden Eagle	All records
Osprey	Mid-May to July records

Kestrel	Confirmed or probable breeding or May - July records
Merlin	All records
Hobby	Confirmed or probable breeding or April - August records
Gyr Falcon	All records
Peregrine	Information provided in summary only
Spotted Crane	Information provided in summary only
Corncrake	All records
Oystercatcher	Confirmed or probable breeding or late May - early July records
Little Ringed Plover	Confirmed or probable breeding or April - July records
Ringed Plover	Confirmed or probable breeding or late May - early July records
Dotterel	All records
Lapwing	Confirmed or probable breeding or April - June records
Black-winged Stilt	April to August records
Avocet	Confirmed or probable breeding or March - July records
Stone-curlew	Information provided in summary only
Common Sandpiper	Confirmed or probable breeding or late May - early July records
Snipe	Confirmed or probable breeding or April - July records
Curlew	Confirmed or probable breeding or April - July records
Woodcock	Confirmed or probable breeding or March - August records
Ruff	All records
Black-tailed Godwit	All records
Redshank	Confirmed or probable breeding or April - July records
Wood Sandpiper	All records
Red-necked Phalarope	All records
Little Gull	All records
Little Tern	Confirmed or probable breeding records
Mediterranean Gull	Confirmed or probable breeding records
Common Gull	Confirmed or probable breeding records
Lesser Black-backed Gull	Confirmed or probable breeding records
Yellow-legged Gull	Confirmed or probable breeding or April - June records
Herring Gull	Confirmed or probable breeding records
Great Black-backed Gull	Confirmed or probable breeding records
Black-headed Gull	Confirmed or probable breeding records
Kittiwake	Confirmed or probable breeding records
Black Tern	All records
Sandwich Tern	Confirmed or probable breeding records
Common Tern	Confirmed or probable breeding records
Roseate Tern	All records
Stock Dove	Confirmed or probable breeding or May - July records
Turtle Dove	Confirmed or probable breeding or May - July records
Cuckoo	Confirmed or probable breeding or May - July records
Barn Owl	All records
Snowy Owl	All records
Tawny Owl	Confirmed or probable breeding or May - July records
Long-eared Owl	Confirmed or probable breeding or March - July records + roost
Short-eared Owl	Confirmed or probable breeding or May - July records
Nightjar	Confirmed or probable breeding or May - July records
Swift	Confirmed or probable breeding records
Kingfisher	Confirmed or probable breeding or March - August records
Bee-eater	Confirmed or probable breeding or May - July records
Hoopoe	Confirmed or probable breeding or May - July records
Wryneck	Confirmed or probable breeding or May - July records
Green Woodpecker	Confirmed or probable breeding records
Lesser Spotted Woodpecker	All records
Aquatic Warbler	All records
Marsh Warbler	Information provided in summary only
Cetti's Warbler	Confirmed or probable breeding or March - August records
Grasshopper Warbler	Confirmed or probable breeding or May - July records

Savi's Warbler	Information provided in summary only
Wood Warbler	Confirmed or probable breeding or April - August records
Willow Warbler	Confirmed or probable breeding records
Woodlark	Confirmed or probable breeding or February - August records
Skylark	Confirmed or probable breeding or April - July records
Sand Martin	Confirmed or probable breeding records
Swallow	Confirmed or probable breeding records
House Martin	Confirmed or probable breeding records
Tree Pipit	Confirmed or probable breeding or May - July records
Meadow Pipit	Confirmed or probable breeding or May - July records
Yellow Wagtail	Confirmed or probable breeding or May - June records
Blue-headed Wagtail	Confirmed or probable breeding or May - June records
Grey Wagtail	Confirmed or probable breeding or May - June records
Dunnock	Confirmed or probable breeding records
Nightingale	Confirmed or probable breeding records
Bluethroat	All records
Black Redstart	May - July records
Redstart	Confirmed or probable breeding or April - July records
Whinchat	Confirmed or probable breeding or May - July records
Wheatear	Confirmed or probable breeding or May - July records
Ring Ouzel	All records
Song Thrush	Confirmed or probable breeding records
Mistle Thrush	Confirmed or probable breeding records
Spotted Flycatcher	Confirmed or probable breeding records
Pied Flycatcher	Confirmed or probable breeding or May - July records
Whitethroat	Confirmed or probable breeding records
Dartford Warbler	Confirmed or probable breeding or March - August records
Bearded Tit	Confirmed or probable breeding or March - August records
Firecrest	Confirmed or probable breeding or May - August records
Willow Tit	All records
Marsh Tit	Confirmed or probable breeding or April - July records
Red-backed Shrike	Information provided in summary only
Chough	All records
Starling	Confirmed or probable breeding records
House Sparrow	Confirmed or probable breeding records
Tree Sparrow	All records
Lesser Redpoll	Confirmed or probable breeding or May - July records
Linnet	Confirmed or probable breeding records
Twite	All records
Serín	All records
Common Crossbill	Confirmed or probable breeding or February - June records
Bullfinch	Confirmed or probable breeding records
Hawfinch	All records
Yellowhammer	Confirmed or probable breeding records
Cirl Bunting	All records
Reed Bunting	Confirmed or probable breeding records
Corn Bunting	All records

## Sussex Invasive Non-Native Species (INNS)

An invasive non-native species (INNS) is defined as a species whose introduction and/or spread threatens biological diversity. INNS includes those listed in Schedule 9 of the Wildlife & Countryside Act 1981 (WCA) and 26 other species not in this Schedule but which pose a particular risk in Sussex. These additional species are:

Scientific name	Common name
<i>Pseudorasbora parva</i>	Topmouth Gudgeon
<i>Leucaspis delineates</i>	Sunbleak
<i>Amsinckia micrantha</i>	Common Fiddleneck
<i>Centranthus ruber</i>	Red Valerian
<i>Gaultheria shallon</i>	Shallon
<i>Hyacinthoides hispanica</i>	Spanish Bluebell
<i>Nymphoides peltata</i>	Fringed Water-lily
<i>Petasites fragrans</i>	Winter Heliotrope
<i>Prunus laurocerasus</i>	Cherry Laurel
<i>Hyacinthoides non-scripta x hispanica = H. x massartiana</i>	Hybrid Bluebell
<i>Lemna minuta</i>	Least Duckweed
<i>Acaena novae-zelandiae</i>	Pirri-pirri-bur
<i>Lysichiton americanus</i>	American Skunk Cabbage
<i>Cortaderia selloana</i>	Pampas Grass
<i>Quercus ilex</i>	Evergreen Oak
<i>Harmonia axyridis</i>	Harlequin Ladybird
<i>Lilioceris lili</i>	Lily Beetle
<i>Cameraria ohridella</i>	Horse-Chestnut Leaf-miner
<i>Campylopus introflexus</i>	Heath Star Moss
<i>Trachemys scripta</i>	Red-eared Terrapin
<i>Lithobates catesbeianus</i>	American Bullfrog
<i>Styela clava</i>	Leathery Sea Squirt
<i>Dreissena polymorpha</i>	Zebra Mussel
<i>Dreissena rostriformis bugensis</i>	Quagga Mussel
<i>Lymantria dispar</i>	Gypsy Moth
<i>Thaumetopoea processionea</i>	Oak Processionary Moth

## **Chapter 10 – Call For Sites 2023**

- 10.1 During the Summer of 2023 the council undertook a new 'Call For Sites' process from 21 June 2023 - 26 July 2023.
- 10.2 The call for sites has identified land promoted for the purposes of HELAA, residential and employment uses, Biodiversity Net Gain (BNG), custom and self-build housing, Leisure & Tourism Uses, Renewable Energy and blue/green infrastructure. These will be reviewed and assessed as part of the Local Plan update.

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<b>REPORT TO:</b>	<b>Planning Policy Committee 30 January 2023</b>
<b>SUBJECT:</b>	<b>Brownfield Land Register Update 2023</b>
<b>LEAD OFFICER:</b>	<b>Kevin Owen (Planning policy &amp; Conservation Manager)</b>
<b>LEAD MEMBER:</b>	Cllr Lury (Chair of Planning Policy Committee)
<b>WARDS:</b>	<b>All</b>
<b>CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:</b>	
<p>The recommendations support; -</p> <ul style="list-style-type: none"> <li>• Improve the wellbeing of Arun;</li> <li>• Delivering the right homes in the right places.</li> </ul>	
<b>DIRECTORATE POLICY CONTEXT:</b>	
<p>The proposals will help to enhance the quality of the natural and built environment, protect the district's natural and heritage assets and to promote economic growth in a sustainable manner, striking the balance between the need for development and the protection of scarce resources (e.g. greenfield land).</p>	
<b>FINANCIAL SUMMARY:</b>	
<p>The Brownfield Land Register is a necessary evidence document required by Government legislation and is maintained with existing budgets and the Brownfield Land Grant regime.</p>	

## 1. PURPOSE OF REPORT

- 1.1 The report updates the committee on Arun's Brownfield Land Register 2023 and any changes to it since it was published in 2022. The Brownfield Land Register (BLR) will then be published and used as the basis for the annual BLR statistical return to Government required by national legislation.

## 2. RECOMMENDATIONS

- 2.1 That Planning Policy Committee resolves to:-
- i. Note the 2023 Brownfield Land Register (Part 1);

## 3. EXECUTIVE SUMMARY

- 3.1 The production of a Brownfield Land Register is a requirement under the Town and Country Planning (Brownfield Land Register) Regulations 2017. The register is to be established in two parts (Part 1 and Part 2 explained below) and is to include all brownfield sites that are suitable for residential development and meet the criteria set out in the regulations. The register is to be updated at least annually.

- 3.2 This report provides an update to the 2022 register. There are 17 sites on the register and 2 have been removed because they have been commenced and there are no new sites identified that meet the criteria.

#### 4. DETAIL

- 4.1 The Brownfield Land Register must be kept in two parts. Part 1 establishes a baseline stock of 'brownfield land which meets specific previously developed land and delivery criteria (as described below). Part 2 introduces permission in principle (PiP) as a new route to obtaining planning permission for Part 1 sites that meet eligibility criteria, to make it onto Part 2 of the register, where this may help to boost the supply of housing.
- 4.2 The Brownfield Land Register follows a standardised format and is made available nationally which improves the quality and consistency of data held by councils, provides greater certainty for developers and communities while encouraging investment in local areas.
- 4.3 The definition of brownfield land must be based on the National Planning Policy Framework (NPPF 2023) 'Annex 2 Glossary definition 'previously developed land' to be included within the Brownfield Register.
- 4.4 Brownfield sites included within Part 1 of the Brownfield Land Register are required to meet the following criteria:-

**Size:** The site must be 0.25 hectares or larger, or capable of supporting at least 5 dwellings;

**Suitable:** The site is considered suitable for inclusion on the register if the land is allocated in a development plan document, has planning permission or PiP for residential development or if the Local Planning Authority considers it suitable for residential development having considered any adverse impact on the natural environment; the local built environment; heritage assets in particular; local amenity; and any relevant representations received (i.e. from third parties).

**Available:** Sites are considered to be available for development if either all the owners of the site, or the developer in control of the land have expressed an intention to develop (or sell in the case of owners) the site within the 21 days before the entry date on the register. In addition, there must be no evidence indicating a change to that intention and the Local Planning Authority must be satisfied that there are no ownership or other legal matters that might prevent residential development taking place, having regard to information publicly available on the date of assessment and any relevant representations received.

**Achievable:** Based on publicly available information and any relevant representation received, an achievable site is a site which, in the Local Planning Authority's opinion is likely to take place within 15 years of the entry date.



- 4.5 The full methodology for selecting and classifying the schedule of sites is set out in the 'Arun Part 1 Brownfield Land Register December 2023' document (Background Paper1) published on the Council's web site. Sites are identified from available monitoring sources and specifically, including from the HELAA and call for sites and other sources.
- 4.6 The key findings for Part 1 can be summarised as follows (there were 19 sites on the BLR register in 2022)
- There are 17 sites on Part 1 of the BLR Register 2023 in total (5 have extant planning permission);
  - 2 existing sites on the 2023 Register are removed as their extant planning permission has started or been completed.
  - 3 of the sites have a planning application which is awaiting determination.
  - There are no new sites which comply with the criteria to be added to the register.
  - No sites without planning permission meet the eligibility for progressing onto Part 2 of the BLR.
  - The sites on the register comprise some 8.5 ha (16.91 ha including West Bank Littlehampton - LEGA) and would potentially generate between 320 - 370 dwellings (710 - 990 including West Bank LEGA) based on application data.
- 4.7 The Council keeps the Part 1 BLR under review to determine whether there may be suitable sites that can be considered to include in Part 2 of the Brownfield Register (PiP). The regulations exclude 'major development' from Part 2 of the register (i.e. sites of 10 or more dwellings or 1 ha or more, or commercial development of 1000sqm or more) and exclude any sites subject to schedule 1 Environmental Impact Assessment or affecting European Habitats.

## **5. CONSULTATION**

- 5.1 The BLR 2023 has been updated through interrogation of Council planning applications and other monitoring data sources. There is no requirement for external public consultation on the BLR which is factual and formally published via a return to government.

## **6. OPTIONS / ALTERNATIVES CONSIDERED**

- 6.1 The following options are available: -
- To note the Brownfield Land Register 2023 as evidence to support the monitoring of housing supply and delivery; or
  - Not to note the Brownfield Land Register 2023.

## **7. COMMENTS BY THE GROUP HEAD OF FINANCE AND SECTION 151 OFFICER**

- 7.1 There are no financial implications as the Brownfield Land Register is updated and managed within existing resources and funding.

## **8. RISK ASSESSMENT CONSIDERATIONS**

- 8.1 There are no adverse implications for the council or Arun communities arising from publishing the BLR.

## **9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER**

- 9.1 The register has been prepared in line with the Town and Country Planning (Brownfield Land Register) Regulations 2017 which place a duty on local authorities to prepare, maintain and publish a register of brownfield land suitable for residential development and prescribe the way in which this should be carried out.

## **10. HUMAN RESOURCES IMPACT**

- 10.1 There are no implications arising from Human Resources.

## **11. HEALTH & SAFETY IMPACT**

- 11.1 Whilst there are no direct health and safety impacts from the proposals, a referral should be made to Environmental Health in the event of planning permission being required for development of any of the sites on the register, to advise on any health and safety impacts that may arise, including consideration of any contaminated land requirements.

## **12. PROPERTY & ESTATES IMPACT**

- 12.1 There are no direct implications for Council property.

## **13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE**

- 13.1 There are no direct adverse implications for equalities/social value.

## **14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE**

- 14.1 There are not direct adverse implications for climate change or sustainability. By ensuring that brownfield land is included within the Brownfield Land Register alternative solutions for housing can be taken forward to make use of land previously developed on, rather than greenfield sites. Additionally, the upcoming BNG requirements from central government will ensure that developments which meet the criteria have positive impacts on the biodiversity within Arun.

## **15. CRIME AND DISORDER REDUCTION IMPACT**

- 15.1 There are no direct adverse implications for crime and disorder.

## **16. HUMAN RIGHTS IMPACT**

- 16.1 There are no direct adverse implications for human rights.

## 17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS

17.1 There are no implications for FOI/data protection.

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### CONTACT OFFICER:

**Name:** Amber Willard  
**Job Title:** Senior Planning Officer (Policy and Conservation)  
**Contact Number:** 01903 737942

### BACKGROUND DOCUMENTS:

Background Paper 1: Brownfield Land Register Document 2023  
<https://www.arun.gov.uk/helaa-brownfield-land-self-build-registers>

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# **Arun District Council**

## **Brownfield Land Register (Part 1)**

**December 2023**

## **Contents**

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## **1.0 Introduction**

- 1.1 The Government is seeking to maximise the numbers of new homes built on brownfield land including making the most efficient use of land. The Town & Country Planning (Brownfield Land Register) Regulations, 2017 introduced a duty for local planning authorities to prepare, maintain and publish a register of brownfield land within their areas and where appropriate, introduced Permission in Principle (PiP) as a new route to obtaining planning permission for these sites.
- 1.2 The aim of the Brownfield Land Register is to ensure standardised information and data about brownfield land that is suitable and available for residential development, is made accessible nationally and is kept up to date. The Government envisages that this will improve the quality and consistency of data held by local planning authorities, which will help to provide certainty for developers and communities, encouraging investment in local areas.
- 1.3 Brownfield Land Registers also offer the potential for granting permission in principle (PiP) on suitable sites. Where sites are granted a PiP, it must then be followed by an application for Technical Detail Consent (TDC) to agree the details of the scheme before obtaining full planning permission.
- 1.4 The sites which make it onto the Brownfield Land Register for Arun District have been included in accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017 (referred to as 'The Regulations' in this document). Further information on the requirements are set out later in this document. It should be noted that Brownfield Land Registers include all brownfield sites that are suitable for residential development irrespective of their planning status however, their inclusion in Part 1 of the register does not automatically mean that a site will gain planning consent for residential use.
- 1.5 The Brownfield Land Register complements intentions set out in the National Planning Policy Framework (NPPF 2023) which encourages the effective use of land in meeting the need for homes and other uses, including making as much use as possible of previously developed or 'brownfield' land. In addition, the strategy and policies of the adopted Arun Local Plan 2011-2031 seeks to minimise impacts on the countryside and environment and encourages, where possible, for development to make best use of available brownfield land and buildings, provided that it is not of high environmental value.

## 2.0 **Brownfield Land Register Requirements**

### ***Definition of previously developed land (PDL)***

- 2.1 'Annex 2 Glossary' of the National Planning Policy Framework (NPPF 2023) sets the definition of "previously developed land" as:

*"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape."*

The Planning Policy Guidance confirms that in relation to the production of Brownfield Land Registers, LPA's must use the definition contained within the NPPF. Previously developed land is referred to as brownfield land. Sites must meet this definition to be included within the Brownfield Register.

- 2.2 Registers must be kept in two parts:

**Part 1:** Comprises all brownfield sites that meet the criteria set out in the Brownfield Land Regulations. These sites have been assessed by the Local Planning Authority as being appropriate for residential development. This list will include sites with current full planning permission, outline planning permission or permission in principle, which are non-implemented, as well as sites without planning permission that meet the criteria.

**Part 2:** Is a subset of Part 1. Part 2 will comprise only those sites in Part 1 that the Local Planning Authority has decided that the land would be suitable for a grant of PiP for residential development. If a site is considered to be suitable for inclusion in Part 2 there are several steps that the legislation requires must be followed. If no sites are considered to meet the criteria for permission in principle, the Part 2 of the Brownfield register can be left empty.

- 2.3 Arun District Council will publish the Brownfield Land Register on the council's website. This will be in the 'open data' spreadsheet format requested by the Government. It is a requirement of the Brownfield Land Register regulations that the registers are reviewed at least annually to ensure that sites which no longer meet the criteria for inclusion are removed and new sites are assessed and entered if it is appropriate to do so. Windfall sites should be included in the register as part of this process where they meet the brownfield land criteria.

### ***Criteria for inclusion in Brownfield Land Registers (Part 1)***

- 2.4 Sites included within Part 1 of the Brownfield Land Register are required to meet the following criteria (as set out in Regulation 4 of the 2017 Regulations):



1. **Size:** The site must be 0.25 hectares or larger, or capable of supporting at least 5 dwellings;
2. **Suitable:** The site is considered suitable for inclusion on the register if the land is allocated in a development plan document (e.g. a Local Plan), has planning permission or PiP for residential development. The land may also be included on the register if the Local Planning Authority considers it suitable for residential development having considered any adverse impact on the natural environment, the local built environment, including heritage assets in particular, local amenity and any relevant representations received (i.e. from third parties);
3. **Available:** Sites are considered to be available for development if either all the owners of the site, or the developer in control of the land have expressed an intention to develop (or sell, in the case of an owners) the site and not more than 21 days before the entry date on the register, there is no evidence indicating a change to that intention; or the Local Planning Authority considers that there are no ownership or other legal matters that might prevent residential development taking place, having regard to information publicly available on the date of assessment and any relevant representations received.
4. **Achievable:** Based on publicly available information and any relevant representations received, an achievable site is a site which, in the planning authority's opinion is likely to take place within 15 years of the entry date.

### ***Brownfield Land Registers and Permission in Principle (Part 2)***

- 2.5 The inclusion of a site on Part 1 of a register does not mean it will automatically be granted planning permission or permission in principle. It is, however, possible for Local Planning Authorities to enter sites on Part 2 of the register which will trigger a grant of permission in principle. Sites suitable for residential-led development can only be included on Part 2 of the Brownfield Land Register after consultation and publicity requirements, and other procedures set out in the regulations have been met, (including Screening the site against the EIA requirements, if necessary), and the council remains of the opinion that permission in principle should be granted.
- 2.6 Sites listed on Part 2 of the Brownfield Land Register will be granted "permission in principle" (PiP) for residential-led development. PiP will settle the fundamental principles of development (use, location, amount of development) for the brownfield site giving developers/applicants more certainty that development can come forward on the site. PiP will be granted for the provision of dwellings falling within the range specified in the relevant entry in Part 2 and for any non-residential development described in the entry.
- 2.7 A developer will not be able to proceed with development, until they have also obtained "*Technical Details Consent*" (TDC). Technical Details Consent will

assess the detailed development design, ensuring appropriate mitigation of impacts and contributions to essential infrastructure are secured. Both the PiP and the TDC stages must be determined in accordance with the local development plan, the National Planning Policy Framework (NPPF) and other material considerations.

### **3.0 Arun District Council Brownfield Land Register**

3.1 This section of the report comprises Part 1 of the Brownfield Land Register for Arun District Council, listing all sites considered to be suitable, available, and achievable for residential development in accordance with the criteria listed under Regulation 4 of the Brownfield Land Register Regulations. The list includes sites that have already been granted full or outline permission. The list does not currently include any sites granted “permission in principle” (PiP). The council will not be publishing entries in Part 2 of the Brownfield Register in 2023 but will review the register in 2024 to consider whether any grant of PiP would be appropriate.

#### ***Methodology***

3.2 A key component of the evidence base for this work is the local authority’s Housing & Economic Land Availability Assessment (HELAA) together with planning application data and the council’s Local Plan evidence documentation. The HELAA presents a strategic picture of the availability and potential suitability of land within Arun District for development. Further, it attempts to establish realistic assumptions about the number of homes and amount of economic development that this land could yield and the timeframe within which this might come forward. HELAA data coupled with the call for sites and planning application activity in 2023 have been used to inform the BLR 2023 update.

3.3 The HELAA database was used as a starting point to identify sites for inclusion in the Arun Brownfield Land Register 2023. The council has already established a method of identifying sites through the HELAA process and undertook a ‘Call for Sites’ in summer 2023 which included an advert in the press, council press release and promotion on the call for sites web page, seeking sites for a range of uses including residential; Gypsy & Traveller and Travelle Showpeople; employment; leisure and tourism; and renewable energy. The call for sites also enabled landowners and developers to provide more up to date information for existing HELAA sites and promote new sites within the district.

3.4 The HELAA database was interrogated to identify all previously developed land over 0.25ha or considered suitable to accommodate five or more units. This includes sites without planning permission, sites with planning permission that have not been implemented (as per paragraph 010 of the Planning Practice Guidance (PPG)). If a site has planning permission for 5 or more dwellings (and meets the criteria set out in the Brownfield Land Register Regulations), then the site has been included. However, if brownfield sites under the size and quantity threshold are still suitable, available, and achievable for residential development they may still be included in Part 1 of the register (as per

Regulation 5 (3) of the Brownfield Land Register Regulations and paragraph 018 of the PPG).

### **Assessment of Sites**

- 3.5 The council reviewed the list of existing HELAA sites to determine which sites are considered to be suitable, available, and achievable, when considered against the requirements of Paragraph 4 of the Brownfield Land Register Regulations. A number of considerations were taken into account as follows.

### **Sites including greenfield and brownfield land**

- 3.6 Greenfield land is not appropriate for inclusion in the Brownfield Land Register. Where a potential site includes greenfield land within the boundary, the council has considered whether the site falls within the definition of previously developed (brownfield) land in the NPPF 2023 (as set out in para 2.1 above). Only the brownfield element of any mixed sites should be included in Part 1 of the register and may subsequently be considered for permission in principle.

### **Cross Boundary Issues**

- 3.7 Brownfield sites that straddle local authority boundaries can be included in Brownfield Land Registers provided that they have been assessed against the relevant criteria. At the current time no sites spanning local authority boundaries were identified and none are therefore included within the Arun Brownfield Land Register 2023.

### **Assessment of Site Suitability**

- 3.8 In addition to the criteria set out in Regulation 4 which define site suitability, Regulation 14A(7) of the Planning & Compulsory Purchase Act 2004 (as amended by the Housing and Planning Act 2016) also requires that when preparing registers of Land, Local Planning Authorities must also have regard to:-

*(a) the development plan (the adopted Arun Local Plan 2011-2031 and 'made' Neighbourhood Development Plans);*

*(b) national policies and advice (e.g. NPPF, Planning Practice Guidance);*

*(c) any guidance issued by the Secretary of State.*

This requirement means that in addition to the site suitability criteria as set out in the regulations, the Policies in the adopted Arun Local Plan 2011-2031, 'made' Neighbourhood Development Plans and the National Planning Policy Framework and Planning Practice Guidance are also relevant. Therefore, when considering sites for inclusion in the Brownfield Land Register a 'policy on' approach has been applied.

### **Register**

- 3.9 The full list of the council's Brownfield Land Register 2023 is set out in the table 'Part 1: Arun District Brownfield Land Register' below. The table includes sites which do not have planning permission (including allocated sites and sites within 'made' Neighbourhood Development Plans) and sites with planning permission which have not yet been implemented, at the time of this report preparation. Therefore sites in the table with or without planning permission were either already identified in the HELAA and call for sites or through planning

application weekly lists data. It is important to note that the entries in the Brownfield Land Register (Part 1) are referenced with HELAA references to enable cross-referencing. Each site within the table includes a justification as to why it has been included in the Brownfield Register (Part 1).

- 3.10 Maps for the brownfield land sites without planning permission have been produced and are accessible via the council's website at <https://www.arun.gov.uk/helaa-brownfield-land-self-build-registers>. However, sites with planning permission are already available showing location plans and site information, via the council's application search page (<https://www.arun.gov.uk/weekly-lists>). The information can be accessed by typing in the planning application reference. Relevant information is contained in the 5th column of the table.

### **Online Register**

- 3.11 Accompanying this report is an online register of all of sites listed in the table below. This register has been compiled in accordance with the Brownfield Land Register data standard published by the Department for Levelling Up, Housing & Communities and is a standardized open data spreadsheet with a consistent structure that will enable the information to be analysed by data analysis software. Local planning authorities are encouraged to make their registers available in this format so that they can easily meet the requirements of any request for information issued by the Secretary of State. The Government intends to use this data to develop a more comprehensive understanding about the location and capacity of brownfield land suitable for development in the UK.

HELAA Ref. No.	Site Name / Address	Site area (ha)	No. of dwellings	Justification for inclusion in the Brownfield Land Register (Part 1)
A1513	Chandlers BMW Site, Water Lane, Angmering	0.5	18 - 20	<p>Brownfield and vacant. Previous occupiers BMW have relocated.</p> <p>Located within built up area boundary (BUAB) in a suitable central part of Angmering village. Allocated for housing in the Angmering Neighbourhood Plan.</p> <p>Planning history suggests available for development subject to resolving development management issues.</p> <p>The Arun Local Plan Viability Assessment 2016 suggests viability issues however, the site is subject of applications and interest from development sector.</p> <p>A/11/23/PL was submitted for the demolition of all structures and erection of retirement apartments and associated highway works. The application was approved on 16 November 2023.</p> <p>DEL</p>
HP3	S & G Motors, Arundel Road, Walberton	0.75	26 - 28	<p>Located within the built-up area boundary (BUAB).</p> <p>The site is allocated within the updated Walberton Neighbourhood Development Plan (2019-2031) 'made' in July 2021 as suitable for housing for at least 28 dwellings (12 units of sheltered accommodation, 8</p>

				<p>affordable or starter homes along with 8 full market homes).</p> <p>The site is considered available as it has been considered as part of the Neighbourhood Plan Process.</p> <p>DEV</p>
LU33	Patterson Wilson Road, Littlehampton	0.54	14 - 16	<p>Located within the built-up area boundary (BUAB) within close proximity to local services and suitable being allocated within the 'made' Littlehampton Neighbourhood Plan 2014-2029 for housing (15 dwellings comprising primarily 2-, 3- and 4-bedroom houses) subject to accommodating land to deliver a business incubator.</p> <p>The Arun Local Plan Viability Study 2016 assesses the site is viable and achievable.</p> <p>DEL</p>
LU33a	Meadowfield House, Littlehampton	0.35	12 - 14	<p>Located within the built-up area boundary (BUAB) within close proximity to local services.</p> <p>The Arun Local Plan Viability Study 2016 assess the site to be viable and achievable. The climate change 100yr flooding risk contour affects this site and could potentially reduce the final yield for the site.</p> <p>DEL</p>
NEWBE10	Bartons County Infants School, Romney Broadwalk, Bersted	0.59	19-21	<p>Former school site within built-up area boundary (BUAB) owned by WSCC and available; school relocated to a new site.</p>

				<p>The Arun Local Plan Viability Study 2016 assesses the site to be viable and achievable. The climate change 100yr flooding risk contour affects this site and could significantly reduce the final yield for the site.</p> <p>BE/40/22/PL was submitted for the demolition of a former school building and the erection of 20 new dwellings. The application is currently undetermined.</p>
NEWLU40	Former Hospital Site, Fitzalan Road/Church Street, Littlehampton	0.54	14-16	<p>Within built-up area boundary (BUAB) in a suitable and sustainable location.</p> <p>Assessed as suitable in the 'made' Littlehampton Neighbourhood Plan 2014-2029 (approximately 15 dwellings comprising primarily 2- and 3-bedroom houses to be delivered in the period 2020 – 2029, subject to the provision of sufficient land to retain an appropriate medical services facility within the site or elsewhere).</p> <p>Loss/replacement of the health facilities would be material to redevelopment to residential including contribution to wider employment /regeneration of town.</p> <p>Assessed for housing in the Littlehampton Economic Growth Area Development Delivery Study 2016.</p>

				<p>The Arun Local Plan Viability Assessment 2016 assesses the site is viable and achievable. Recent promotion to confirm availability.</p> <p>DEL</p>
PS12	Former Waitrose, Littlehampton	2.2	110-120	<p>Within built-up area boundary (BUAB) of Littlehampton in a suitable and sustainable location accessible to services/town centre.</p> <p>Included in the Littlehampton Economic Growth Area in the Arun Local Plan (2011-2031) for town centre uses (Policy EMP SP2). In addition, a substantial amount of existing employment floor space is currently vacant.</p> <p>The land is identified in the Littlehampton Economic Growth Area study and is considered potentially available.</p> <p>The Arun Local Plan Viability Study 2016 assessed the site to be viable and achievable.</p> <p>Planning history: planning application LU/214/20/PL approved 01-03-21 for 50 residential units and flexible commercial floorspace. Not started.</p> <p>DEL</p>
BR10	Covers, Richmond Road, Bognor Regis	1.19	32 - 34	<p>Within built-up area boundary (BUAB) in a suitable and sustainable location.</p>



				<p>Included in the Bognor Regis Economic Growth Area in the Arun Local Plan 2011-2031) for town centre uses (Policy EMP SP2).</p> <p>Suitable and identified in the Bognor Regis Neighbourhood Plan (2015 – 2030) for low carbon residential led mix of uses with no insurmountable constraints. This area is subject to Bognor Regis Masterplan with regard to uses and location on site.</p> <p>The site is not promoted recently or available at present until the current business can relocate.</p> <p>The Arun Local Plan Viability Study 2016 assessed the site to be viable and achievable.</p>
17LU9	Littlehampton - West Bank	8.46	390 - 620	<p>Within built-up area boundary (BUAB) in a suitable and sustainable location withing the West bank of the Littlehampton Economic Growth Area in the Arun Local Plan (2011-2031) for town centre uses (Policy EMP SP2).</p> <p>Identified as suitable within the Littlehampton Economic Growth Area Development Delivery Study June 2016. Previously Developed Land DL forms part of NEWLU38 site.</p> <p>Identified as viable and achievable (GL Hearn June 2016).</p>
NEWFG2	Land Rear of Henty Arms, Ferring Lane, Ferring	0.83	13-15	<p>Within built-up area boundary (BUAB) in a suitable and sustainable location.</p>

				<p>Promoted and allocated in the Ferring Neighbourhood Plan (Policy 4 for up to 14 homes). The site is split in two areas: allotments and storage yard. Development is, however, dependent on the relocation of the allotments and contributing towards a new community centre.</p> <p>The Arun Local Plan Viability Study 2016 assessed the site to be viable and achievable.</p>
18R1	7 Sterling Parade The Street	0.24	5	<p>R/87/17/PL: Planning permission granted for 4 No. dwellings &amp; reconfigure existing second floor flat. Not started.</p> <p>App R/148/21/CLP received 15th June for increase to 6 units. Decision - refused 14/10/21.</p> <p>R/34/22/PL: Approved 29/4/22</p> <p>R/278/22/PL submitted for 6 No. new flats. Approved 31.3.23. Not started.</p> <p>DEL</p>
LU18A	Toddington Farm (Land North and West of 1-3 Toddington Farm Cottages)	0.35	10	<p>LU/162/17/PL: Appeal allowed (7/1/19) for demolition of existing building, erection of 10 residential dwellings (Use Class C3) with associated open space, landscaping, parking, and access. Not started.</p> <p>LU/162/17/PL lapsed due to non-commencement 07-01-22</p> <p>LU/55/23/PL was submitted in March 2023 however has since been withdrawn.</p>

				DEL
BR19811	Westside Supplies, 17-18 Durban Road	0.08	8	BR/90/18/PL approved PP for 8 No. 1 bed flats and 6 No. 2 bed flats. Not started. BR/90/18/PL lapsed 10-04-22. BR/267/21/PL: Refused  DEL
18BR2	Richmond Arms 224 London Road PO21 1AU	0.04	5	BR/142/18/OUT: planning permission for demolition and conversion of existing public house into up to 10 residential units. BR/158/21/PL variation of condition withdrawn - 10-06-21.  BR/8/21/RES for RM of BR/142/18/OUT: Allowed on appeal with conditions 24.5.22. Not started.  DEL
BE113	Land adjacent to Tesco Express (Former site of The Rising Sun) 351 Chichester Road.	0.19	6	The site is allocated in the Bersted Neighbourhood Plan for a minimum of 5 houses.  BE/57/22/PL approved conditionally with S.106 for 6 dwellings - 03-10-22. Not started.  DEL
BR28019	5 Victoria Drive	0.02	5	The site has permission approved under BR/280/19/PL for the redevelopment of existing retail site to a mixed-use development comprising a single ground floor retail unit with 5 residential units at first, second and third floor levels. Permission lapsed due to non-commencement.  DEL

LU25121	57 River Road	0.04	6	<p>The site has planning permission approved under LU/251/21/PL for the change of use &amp; redevelopment to provide development comprising 6 No apartments, with private amenity space, parking &amp; cycle storage. including the partial demolition of the adjacent boundary wall to provide a new pedestrian access &amp; the creation of a floating pontoon with resident morning space. Not started.</p> <p>DEL</p>
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## **4.0 Next Steps**

### **Consultation**

- 4.1 There is no legal requirement for Local planning authorities to undertake consultation on sites they propose to include within Part 1 of Brownfield Land Register. As the council has already established a method of identifying sites through the HELAA 'Call for Sites' process it is considered that an additional consultation / Call for Sites is not required for the preparation of Part 1.
- 4.2 The council has reviewed the BLR Register to determine whether there may be suitable sites that can be considered to include in Part 2 of the brownfield Register (i.e. permission in principle). Permission in Principle is subject to location, land use and the amount of development. The upper limits of the proposed development are up to nine homes, with less than 1,000 sqm of commercial floorspace and a site of less than one-hectare (The Town and Country Planning (Permission in Principle) (Amendment) Order 2017). This would, therefore, exclude sites on the BLR where sites are; 'major development' (sites of 10 or more dwellings or 1 ha or 1,000 sqm commercial development); subject to schedule 1 Environmental Impact Assessment or affect European Habitats and which already have planning permission. This step, however, must include the carrying out of consultation and publicity requirements, as well as other procedures in line with the Brownfield Land Register Regulations 2017.
- 4.3 At the current time, the council has not identified sites which are suitable for permission in principle and therefore Part 2 of the register will not contain any sites.

### **Review**

- 4.4 Local authorities will be required to review their registers at least once a year. Where land has been entered into the register but is found to no longer meets the criteria, the site will be removed from Part 1, and if applicable Part 2.
- 4.5 The Brownfield Land Register will be kept under review and published to a similar timetable as the review and update of the HELAA which provides a key information source, as far as this is practicable for efficiency. As part of the future review of the Brownfield Land Register, the council will review existing sites, any new land which has been proposed for inclusion on the register and will also consider whether it may be appropriate to include a site on part 2 of the register.

### **Five Year Housing Land Supply**

- 4.6 Where a site on a register is considered to be deliverable within 5 years, it can be counted towards the 5-year housing land supply (Note: sites on the Part 1 register include DEL were included within the 5 -year supply). Local planning authorities will be required to indicate whether sites are 'deliverable' when entering data on their registers. The information to be included in brownfield land registers is intended to complement the requirements set out in the National Planning Policy Framework for the 5-year housing land supply. Having an up-to-date register will assist local planning authorities in updating their HELAA and 5-year housing land supply.

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## Arun District Council

<b>REPORT TO:</b>	<b>Planning Policy Committee 30 January 2023</b>
<b>SUBJECT:</b>	<b>Revised National Planning Policy Framework</b>
<b>LEAD OFFICER:</b>	<b>Neil Crowther, Group Head of Planning</b>
<b>LEAD MEMBER:</b>	Councillor Martin Lury – Planning Policy Committee
<b>WARDS:</b>	<b>All</b>
<b>CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:</b>	
<p>The recommendations supports:-</p> <ul style="list-style-type: none"> <li>• Improve the Wellbeing of Arun;</li> <li>• Delivering the right homes in the right places.</li> </ul>	
<b>DIRECTORATE POLICY CONTEXT:</b>	
<p>The proposals will help to enhance the quality of the natural and built environment, protect the district’s natural and heritage assets and to promote economic growth in a sustainable manner, striking a balance between the need for development and the protection of scarce resources.</p>	
<b>FINANCIAL SUMMARY:</b>	
<p>The are no financial implications at this time.</p>	

### 1. PURPOSE OF REPORT

- 1.1. To present the revised the National Planning Policy Framework (NPPF) that was published on 19 December 2023.

### 2. RECOMMENDATIONS

That Planning Policy Committee note the contents of the revised NPPF.

### 3. EXECUTIVE SUMMARY

- 3.1. A revised NPPF was published on 19 December 2023. This followed a consultation between Dec 2022 – March 2023. The revised NPPF was accompanied by a Written Ministerial Statement (WMS).
- 3.2. A report was presented to Planning Policy Committee in February 2023 regarding the consultation on the proposed changes to the NPPF.

## **4. DETAIL**

- 4.1 Members may recall that the report to the Committee in February 2023 stated that the contents of the consultation were disappointing in that they failed to reflect a lot of the public statements that were being made by Ministers prior to the consultation. Now that the new NPPF has been published, the actual contents of the revised Government policy are far removed from those original statements and contain fewer changes that will assist local authorities than were in the consultation document.
- 4.2 This report will set out some of the main changes and their implications for Arun. It will also set out what hasn't been included that was contained in the original consultation.

### **Main Changes**

1. The consultation proposed to include text in the new NPPF around local authorities being able to use the reason that developments are uncharacteristically dense as a means of outweighing the presumption in favour of sustainable development in Paragraph 11 and where a Local Plan could or should meet their local Housing need. The inclusion of this would have potentially given the council some additional tools with which to refuse unacceptable development and could have been a reason for pursuing a lower housing target in a future Local Plan. Regrettably, this has not been included in the new NPPF. Instead, only a new paragraph 130 has been included that refers to inappropriate densities in general when Plan making.
2. The consultation proposed to allow councils to take into account past over-delivery of housing into account when formulating Local Plan housing targets. This has not been included within the revised NPPF.
3. The consultation included a proposal to amend the test of soundness when adopting a Local Plan. This indicated that the bar may be lowered for adoption in an attempt to speed up Plan making. This has not been included within the revised NPPF.
4. A new paragraph (70) is included that promotes small and medium sized sites with a target of 10% of housing requirements coming forward from this source.
5. The consultation proposed to remove the requirement to produce an annual housing land supply statement and essentially fix a 5-year land supply for 5 years from the date of adoption. This has been included within the NPPF and results in over 90 local authorities now not having to demonstrate a 5-year supply of housing land as they have adopted Plans that are less than 5 years old.



6. There are other proposals that relate to authorities where their Plans are at a more advanced stage (Regulation 18 or 19). In those circumstances, a Housing Land Supply (HLS) of only 4 years needs to be demonstrated for a 2-year period to allow for Plans to be adopted. As the Plan making process at Arun has been paused for over two years (since October 2021) it has not reached an advanced stage.

The NPPF does make a significant change in that those authorities with advanced Plans could (in theory) be afforded up to 7 years of protection with the new NPPF (2 years to adopt a Plan and 5 years after adoption). Arun is unable to benefit from this due to the lengthy pause in Plan making.

7. The consultation proposed to remove the requirement to demonstrate a 'buffer' of 10% or 25% over and above the 5-year requirement. This has not been fully included within the NPPF. The only instance where a buffer is not required to be added is where there is an up-to-date Plan (within 5 years). Where there is not an up-to-date Plan and the Housing Delivery Test thresholds are not met, a 20% buffer has been retained. This is the current situation.
8. The previous paragraph 14 of the NPPF stated that the presumption in favour would be outweighed in certain circumstances that related to Neighbourhood Plans. These included the Plan being made within 2 years, where there were allocated housing sites and where housing land supply was over 3 years. The new paragraph 14 is significantly different in that it states that the presumption is likely to be outweighed where there is conflict with a Neighbourhood Plan that has been made within 5 years and contains housing allocations to meet its identified need. The requirement for a 3+ year housing land supply has been removed. This change appears to significantly strengthen the weight to be given to Neighbourhood Plans, but it will also likely result in there being greater challenge in the Plan making process around what each Plan should include as a requirement. There is a new obligation to provide housing requirement figures to neighbourhood areas and the Committee will be asked to consider these at a future meeting.

On the face of it, this change is significant and would indicate that it will be more difficult to obtain planning permission for development on sites outside of built-up area boundaries outside of the plan making process. However, the proof of the pudding will be in the eating when this is tested at appeals because the status of Neighbourhood Plans has been promoted with fanfare previously only to find that decision-making at appeal affording them very little weight.

9. The new NPPF confirms that the standard method for calculating housing need is an 'advisory starting point'. As set out in the February 2023 report, this is not new, and the figures have been a 'starting point' for over 10 years and have never been mandatory. However, they have always been applied very strictly by Inspectors and moving away from them has been exceptionally difficult. The Ministerial Statement states that the NPPF provides clarity on the exceptional circumstances required to deviate from the standard housing method. However, the only additional circumstance contained within the NPPF (para 60) relates to demographics. Other factors that must already be considered are matters such as strategic environmental constraints. The WMS re-confirms that 'robust evidence' is required to deviate from the standard method.
10. Much of the public statements from government on the new NPPF have related to 'significant changes' in respect of agricultural land and an apparent increased strength on resisting the loss of these areas to development. The only notable addition to the NPPF is in the form of a footnote (62) that simply states that areas of poorer agricultural land quality will be preferred. The loss of agricultural land was already a consideration in determining applications and allocating sites and there is no substantial change in the NPPF. This change was identified within the consultation and officers highlighted the weakness of this in the February 2023 report to Committee.
11. The consultation included reference to evidence of sufficient deliverable permissions that would have resulted in Council's not being affected by the Housing Delivery Test sanctions. This has not been included within the NPPF.
12. The consultation included proposals for sanctions on applicants because of 'irresponsible planning behaviour'. This included where build out rates were not adhered to. The February 2023 report raised doubts around whether this would ever be taken forward and the NPPF does not include this. The Government has stated that it will consult further on the issue of build outs in 2024.
13. The NPPF further emphasises design quality in Section 12 with some very minor changes to the text. However, the previous version of the NPPF similarly emphasises design quality but the council has experience of this issue being given very little weight in appeal decisions.
14. An addition to paragraph 70 is included (b). This now states that policies and decisions should support community led development for housing and self and custom build housing. 'Community-led housing' is defined as a not-for-profit organisation set up to meet the housing needs of its members.

### **Summary of Other NPPF Changes**

- 4.3 It is noteworthy that there has been a significant shift in messages from government over the past 12 months. Prior to the consultation, the headline comments were around communities taking control and being able to say no to high housing numbers. In December 2022, the government's stated headline for the proposed changes to the planning system was to put 'communities at the heart of the planning system'. It also stated that the changes would give 'local people a greater say on where and when not to place new development'.

- 4.4 The written Ministerial Statement issued with the NPPF now very much talks about accelerating the delivery of 'more homes', 'developers having certainty' and there being a 'responsibility on local government to deliver'.
- 4.5 Overall, these changes are largely unrecognisable from the original statements just over 12 months ago when the Ministerial Statements were that democratically adopted Plans had been overridden by legislation and that developers needed to be more pro-active in delivering infrastructure.
- 4.6 A significant issue for Arun is the fact that there are over 6,000 dwellings with planning permission but the Council's position on Housing Land Supply is exceptionally poor. The result is that the control of planning decisions is largely being taken out of our hands, and we are left with numerous large unacceptable development sites being allowed at appeal. Housing on inappropriate sites has been granted permission solely based on the land supply position.
- 4.7 When the original changes to the planning system were proposed at the end of 2022 the government made the following statement
- 'Alongside measures in the Bill to tackle slow build out rates by developers, the government will also consider new financial penalties for companies failing to deliver housing despite having planning approval and give councils powers to refuse further permission across their area.'***
- 4.8 This suggested change was very much welcomed as a way of hopefully speeding up delivery in Arun and to improve the housing land supply position. However, just over 12 months later and none of these changes are included within the new NPPF.
- 4.9 Generally, the proposed changes are very disappointing in respect of other significant issues such as climate change, energy efficiency and agricultural land. The new NPPF does not take the opportunity to require higher standards and actually ensures the opposite - that council's do not seek to set to higher targets.

#### **Other Current Issues**

- 4.10 Whilst not part of the changes to the NPPF, the government have included a number of additional noteworthy matters within their statements on the changes as well as when the new fees were introduced in November 2023.
- 4.11 The first of these relates to the 'planning guarantee'. This is a specific time period in which applicants should expect to have received a decision on all applications. Failure to issue a decision results in the requirement to refund application fees unless extensions of time are mutually agreed. Previously this period was 26 weeks for all applications. Very often, decisions are unable to be made within this time period for the major applications (if significant issues arise or if a complex legal agreement is required). In these instances, extensions of time are used (where appropriate) to 'agree' that the determination period can be extended, and this removed the requirement to refund the application fee.

- 4.12 The government have now reduced the planning guarantee period to 16 weeks for non-major applications. Currently, this change can be dealt with through the agreement of extensions of time with applicants. However, the government have announced that they are considering limiting the use of extensions of time on minor applications. If this happens, in combination with a 16-week planning guarantee, the consequence will be that officers will rarely be able to negotiate improvements and refusals of permission on technical issues will therefore become far more common. This will assist neither the council nor the applicants it will add to time and workload.
- 4.13 We have been trying to move away from Extensions of Time for a long time. It appears that the government are now placing more emphasis on not using these and the council will very likely have to approach decision making on applications in a different way. A future report to Planning Committee will set the implications of this out in more detail.
- 4.14 The second of these issues relates to decisions of Planning Committee. The Planning Inspectorate have been asked to start reporting to government on cases where a successful appeal is made against a Planning Committee decision and the final decision is the same as the original officer recommendation. The Written Ministerial Statements states;

***‘The overturning of a recommendation made by a professional and specialist officer should be rare and infrequent – such that I have reminded the inspectorate that where it cannot find reasonable grounds for the committee having overturned the officer’s recommendation, it should consider awarding costs to the appellant.’***

No further details or comments are made around what might be done with this data.

- 4.15 The government have now stated that Local Plan’s should not go beyond the minimum energy efficiency standards (level 4 Code for Sustainable Homes). They state that there will be changes to Building Regulations in 2025 that will result in homes being ‘net-zero ready’ (not that they will be net-zero). This results in councils being discouraged from setting ambitious energy efficiency standards which is disappointing given that Arun have already declared a Climate Emergency (January 2020).
- 4.16 Finally, it is worthy of note that the council applied for £100,000 through the national Planning Skills Delivery Fund to assist with capacity in processing discharge of drainage proposals and to assist in master planning on major sites. Sadly, our application was unsuccessful, and the council received zero funding from the overall pot of £29mil.

## **5. CONSULTATION**

- 5.1. None

**6. OPTIONS / ALTERNATIVES CONSIDERED**

6.1. None

**7. COMMENTS BY THE INTERIM GROUP HEAD OF FINANCE AND SECTION 151 OFFICER**

7.1. No comments as there are no financial implications at this time.

**8. RISK ASSESSMENT CONSIDERATIONS**

8.1. n/a

**9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER**

9.1. There are no direct legal or governance implications associated with this report.

**10. HUMAN RESOURCES IMPACT**

10.1. n/a

**11. HEALTH & SAFETY IMPACT**

11.1. n/a

**12. PROPERTY & ESTATES IMPACT**

12.1. n/a

**13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE**

13.1. n/a

**14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE**

14.1. In order to protect the environment within Arun and reduce impacts on climate change it will be imperative to ensure any changes within the NPPF/National Development Management Policies are followed and adhered to.

**15. CRIME AND DISORDER REDUCTION IMPACT**

15.1. n/a

**16. HUMAN RIGHTS IMPACT**

16.1. n/a

**17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS**

17.1. n/a

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**CONTACT OFFICER:**

**Name:** Neil Crowther  
**Job Title:** Group Head of Planning  
**Contact Number:** 01903 737839

**BACKGROUND DOCUMENTS:** None

<b>REPORT TO:</b>	<b>Planning Policy Committee 30 January 2024</b>
<b>SUBJECT:</b>	<b>Arun District Design Guide Supplementary Planning Document (SPD) Update</b>
<b>LEAD OFFICER:</b>	<b>Kevin Owen (Planning Policy &amp; Conservation Manager)</b>
<b>LEAD MEMBER:</b>	Cllr Lury (Chair of Planning Policy Committee)
<b>WARDS:</b>	<b>All</b>
<b>CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:</b>	
<p>The recommendations supports:-</p> <ul style="list-style-type: none"> <li>• Improve the Wellbeing of Arun;</li> <li>• Supporting our environment to support us.</li> </ul>	
<b>DIRECTORATE POLICY CONTEXT:</b>	
<p>The Arun District Design Guide SPD Update will help promote wellbeing, housing and other needs while enhancing the quality of life in a sustainable manner.</p>	
<b>FINANCIAL SUMMARY:</b>	
<p>There are no direct financial implications arising from Arun District Design Guide SPD Update.</p>	

## 1. PURPOSE OF REPORT

1.1. On 28 November 2023, the Planning Policy Committee agreed that the Arun Design Guide Update SPD should progress to Public Participation stage (under Regulation 12b of The Town and Country Planning (Local Planning) (England) Regulations 2012). This stage commenced on 4 December 2023 until 5 pm on 12 January 2024. The contents of the update are limited to the proposed new sub chapters F.02, F.03, and F.04 only. Following the public participation period, because of reporting timescales and limited scope of changes proposed, this report recommends member agreement (i.e. adoption) of the focused changes in the SPD update, should only minor changes be received from any representations. However, not all representations have been fully reviewed at the time of writing so, in the event that any representations are received requiring significant changes to the SPD update, a briefing will be given at the meeting and the committee will be requested to approve a further 4-week (Regulation 12) consultation before a further report back in April 2024. Any amended recommendation will be made verbally at the meeting.

## 2. RECOMMENDATIONS

2.1. Planning Policy Committee resolves to agree:

- i. That the Design Guide Update Supplementary Planning Document is agreed (adopted).

### **3. EXECUTIVE SUMMARY**

- 3.1. The Arun District Design Guide SPD was adopted in January 2021 and since then, the Highway Code has been updated which included changes to the hierarchy of road users and several new requirements regarding cyclists. The Design Guide does not have any guidance which addresses cycle infrastructure and therefore needs to be updated to provide robust advice for designers/applicants and decision makers.
- 3.2. The new sub chapters F.02, F.03, and F.04 of the Design Guide, therefore reflects the Local Transport Note 120 (LTN 120) which is government guidance to local authorities on delivering high quality cycle infrastructure. It reflects current best practice, standards, and legal requirements. Inclusive cycling is an underlying theme throughout so that people cycling of all ages and abilities are considered. The design options include segregation from traffic, measures for cycling at junctions and roundabouts, and updated guidance on crossings, signal design and the associated traffic signs and road markings.
- 3.3. At this stage, the remainder of the Design Guide has not been reviewed so may include references that are superseded. The whole Guide will be appraised as part of the Local Plan update process.

### **4. DETAIL**

- 4.1. SPDs are prepared by the council to support the Local Plan, inform the delivery of infrastructure and to aid applicants in preparing successful development proposals. Following public consultation and adoption by the council, SPDs become a material consideration in determining planning applications. This updated section of the SPD will also undergo public consultation on the proposed changes in Chapters F.02, F.03, and F.04.
- 4.2. The new sub chapter proposed in the update to the Design Guide SPD has been added to address the changes made to the Highway Code and LTN 1/20 to address the balance between cyclists and motorists. To achieve that, the quality of cycling infrastructure must sharply improve and hence the update of the Design Guide.
- 4.3. The aim is to ensure that we are promoting properly protected bike lanes, cycle-safe junctions, and interventions for low-traffic streets to encourage people to cycle safely.
- 4.4. This updated guidance delivers on our commitment to boost design standards and improve safety. It reflects the latest developments in cycle infrastructure design, including proven design elements pioneered by Transport for London and by the Cycle Ambition Cities and reflects the principles in the LTN 1/20.



## **5. CONCLUSION**

- 5.1. It is important to update the guide to include sub chapters F.02, F.03, and F.04 to ensure that Arun can continue to secure development that is plan led and consistent with sustainable development as well as development which would improve the wellbeing of the people through improved built and natural environments.
- 5.2. The new sub chapters of the guide contain information for applicants on cycling infrastructure design and sets a quality threshold to achieve when designing cycling and walking schemes. It is important to note that the update is only the inclusion of the new sub chapters F.02, F.03, and F.04.

## **6. CONSULTATION**

- 6.1. The following people/bodies were consulted:
- The general public
  - All ADC Members
  - ADC Town and Parish Councils
  - West Sussex County Council
  - All consultees on the Planning Policy consultation database
  - Environment Agency, Natural England and Historic England
  - ADC Planning Officers and other key service areas in ADC
- 6.2. The responses (Statement of Consultation) to the Design Guide Update SPD consultation held 4 December 2023 - 12 January 2024 can be viewed here: [Supplementary planning information | Arun District Council](#)

## **7. COMMENTS BY THE GROUP HEAD OF FINANCE/SECTION 151 OFFICER**

- 7.1. There are no comments.

## **8. RISK ASSESSMENT CONSIDERATIONS**

- 8.1. There are not likely to be any significant risks with this proposal.

## **9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER**

- 9.1. The Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 8(2) provides that a supplementary planning document (SPD) must contain a reasoned justification of the policies contained in it and in Regulation 8(3) any policies contained in a supplementary planning document must not conflict with the adopted development plan. Regulation 12 then sets out how the public consultation on SPD should be carried out. There are no additional governance or legal implications at this stage not already covered in the body of the report.

## **10. HUMAN RESOURCES IMPACT**

- 10.1. There are no implications arising for Human Resources.

## **11. HEALTH & SAFETY IMPACT**

11.1. There are no direct implications for Health & Safety, however the design guide update will reflect changes in the highway code which specifically relate to cycle infrastructure and include options such as segregation from traffic, which will offer potential improved safety outcomes.

## **12. PROPERTY & ESTATES IMPACT**

12.1. There are no direct implications for council property.

## **13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE**

13.1. There are no direct adverse implications for Equalities/Social Value.

## **14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE**

14.1. There are no direct adverse implications for climate change from this report. The provision of safe and suitable cycle and walking schemes will be essential in supporting improvements to both active travel and public transport. This will also support improvements to local air quality and reduce emissions generated through petrol/diesel fueled vehicles.

## **15. CRIME AND DISORDER REDUCTION IMPACT**

15.1. There are no direct adverse implications for Crime and Disorder.

## **16. HUMAN RIGHTS IMPACT**

16.1. There are no direct adverse implications for Human Rights.

## **17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS**

17.1. There are no implications for FOI/Data Protection.

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### **CONTACT OFFICER:-**

**Name:** Donna Moles  
**Job Title:** Principal Planning Officer  
**Contact Number:** 01903 737697

### **BACKGROUND DOCUMENTS:**

#### **Background paper**

- Design Guide SPD Update Chapter F
- Statement of Consultation  
[Supplementary planning information | Arun District Council](#)

<b>REPORT TO:</b>	<b>Planning Policy Committee 30 January 2023</b>
<b>SUBJECT:</b>	<b>Arun Secondary School Study Update</b>
<b>LEAD OFFICER:</b>	<b>Kevin Owen (Planning Policy &amp; Conservation Manager)</b>
<b>LEAD MEMBER:</b>	Cllr Lury (Chair of Planning Policy Committee)
<b>WARDS:</b>	<b>All</b>
<b>CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:</b>	
<p>The recommendations supports:-</p> <ul style="list-style-type: none"> <li>• Improve the Wellbeing of Arun;</li> <li>• Supporting our environment to support us.</li> </ul>	
<b>DIRECTORATE POLICY CONTEXT:</b>	
<p>The Secondary School Site Selection Study 2023 will help promote health and wellbeing by selecting a sustainable location for a secondary school ensuring that existing and new communities have accessible education facilities while also enhancing the quality of life.</p>	
<b>FINANCIAL SUMMARY:</b>	
<p>There are no direct financial implications arising from The Secondary School Site Selection Study 2023.</p>	

## 1. PURPOSE OF REPORT

- 1.1. This report updates the Committee on the 'Arun Secondary School Study' update which has been undertaken in consultation with West Sussex County Council (the Local Education Authority). The study update is seeking to resolve the allocation of a sustainable and deliverable site for the accommodation of a '10 Form Entry Secondary School' (with room for '4 Form Expansion' and '6<sup>th</sup> Form' provision) to serve the new communities being developed in Strategic Allocations within Arun.

## **2. RECOMMENDATIONS**

### **2.1. Planning Policy Committee resolves to agree:-**

- i. That site Option F remains the council's preferred site for the delivery of a 10 FE Secondary School in the district;
- ii. In the absence of an allocation of the preferred site Option F within the update of the Ford Neighbourhood Plan, the council's Local Development Scheme be updated to include preparation of a Secondary School Development Plan Document;
- iii. That the four sites (Site 14 - Site to the South of Yapton; Site 5 – Land South of Yapton Road; Site 4 - Land North of Yapton Road and East of Blossom Way; and Site 3 - Land at Maypole and North End Road) are sites with the most potential to be considered as alternative sites as a contingency to the preferred site, subject to undertaking further work; and
- iv. Should the preferred site (Site Option F) not proceed, following the further work and consultation with West Sussex County Council and landowners, officers, a report back to this Committee at a future meeting, will consider the alternative best performing site for the Secondary School, so that the formal legal process can commence.

## **3. EXECUTIVE SUMMARY**

3.1. Through the Secondary School evidence study 2019, the council identified a preferred central location (Option F – this is identified as site 12 west of Strategic Allocation SD8 in Appendix 1) in the district for the delivery of a new 10 Form Entry Secondary School to serve the Strategic Allocations at West of Bersted, Barnham-Eastergate-Westergate (BEW), Ford, Yapton and Climping (including Littlehampton Economic Growth Area (i.e. LEGA, when this comes on stream). However, negotiations with the landowner have not resulted in West Sussex County Council (WSSCC), being able to acquire the site because of significant differences in value expectations between both parties. The council therefore, commissioned a further evaluation study of the remaining site options, including any additional ones that may be identified that may provide a viable alternative site in the event that the preferred site 'Option F' prove undeliverable.

3.2. A further 8 sites have been identified and assessed through this updated study (i.e. 'Secondary School Site Selection Study 2023'). As a result, based on the evidence in this study, the four best performing alternative sites are:-

- Site 14 - Site to the South of Yapton;
- Site 5 - Land South of Yapton Road
- Site 4 - Land North of Yapton Road and East of Blossom Way; and
- Site 3 - Land at Maypole and North End Road.

3.3. The above sites are illustrated on the map in Appendix 1 (Site Map of Potential School Sites).

#### **4. DETAIL**

4.1. The requirement for a new secondary school in Arun District was identified in the adopted Arun Local Plan 2018. Policy INF SP2 seeks a school to serve the pupil growth generated by strategic developments located in the central part of the district. The school will, therefore, provide secondary school and sixth form places close to the new communities being created.

4.2. The first Secondary School Site Selection Study was undertaken in 2018 which identified a shortlist of suitable sites for a new 10 FE secondary school. The preferred site ('Option F') was reported to Planning Policy Sub-Committee (PPSC) on 27 February 2019 and Full Council in March 2019.

4.3. However, site negotiations are currently stalled regarding the value of the land, and consequently WSCC have been unable to secure it. Until this is resolved it is appropriate to update the study (i.e. 'Secondary School Site Selection Study 2023') as a contingency measure. This study is referred to as the 'Study 2023' for the purposes of this report. The 'Study 2023' was commissioned to revisit the previous potential sites and assess any other options for an alternative best performing secondary school site. This work has been set out as part of Stage 1 of the 'Study 2023'. However, it should be noted, that this work does not change the council's preferred site Option F.

4.4. Ford Parish Council are preparing an update to the Ford Neighbourhood Development Plan (NDP). A Regulation 14 Pre-submission consultation which is the first stage of NDP preparation, closed on 21 August 2023 and the council's response recommended that the NDP update include provision of an allocation for a secondary school at the location of the council's preferred site Option F. Currently, this is designated as a Local Green Space in the Ford NDP and it is not proposed to update this policy. However, it is the councils' view that the allocation of a secondary school would be compatible with that designation and help to secure the openness between Ford and Yapton through appropriate configuration of the school and playing fields and open space. On that basis, officers have requested that the policy be updated and an allocation be made, to be in broad conformity with the adopted Arun Local Plan 2018, Policy INF SP2 New Secondary School which seeks a school to serve the growth in the central part of the district. Allied to the council's preferred site Option F and the supporting evidence this is the most sustainable location. On 24 November Ford Parish Council confirmed that it remains opposed to the school being located in Ford Lane on site F. On this basis officers consider that the Ford NDP must not proceed in its current form as it would be in conflict with the Local Plan. If it does, it is very likely that the council will be unable to 'make' the plan. The council will, therefore, need to progress a site-specific allocation through preparing a Secondary School Development Plan Document (DPD).

- 4.5. The 'Study 2023' provides a site assessment of eight newly identified sites (not considered previously in the 2018 Study) that could potentially accommodate a secondary school (as a contingency should Option F not proceed) and is prepared by using the 2018 study as a base, applying similar assumptions and criteria. The aim is to set out the viability, accessibility and constraints assessment for the eight sites and their relationship to the Strategic Sites within the adopted Arun Local Plan 2018 (e.g. BEW, Climping and Ford) including the existing main settlements in the central area of the district. The 'Study 2023' will provide alternative evidence (which accords with the Arun Local Plan Policy INF SP2 'New Secondary School') to assist Arun District Council (ADC) should the preferred site 'Option F' be undeliverable for the new 10 FE Secondary School.
- 4.6. It is important to note that the recommended shortlist of four best performing alternative sites for further work, are based on a high level, desk-based assessment of the best performing sites. All the sites are potentially suitable for accommodating the secondary school although each performs differently under the assessment criteria, allowing the identification of the better performing sites. Any additional detailed survey and study may, however, provide evidence that changes the assessment and is likely to be required to test if there is further scope to improve the relative performance and mitigation of each site. Following agreement of the four best sites arising from the 'Study 2023', Officers from ADC and WSCC will work together to apply WSCC's 'Education Site Suitability Checklist' to the Study 2023 outputs and undertake discussions with site promoters, identify the most suitable alternative potential site for the secondary school as a contingency.
- 4.7. The brief for the Study 2023 requires the outcome to identify a shortlist of four sites, following which to undertake further work to help identify a single, contingency site as an alternative to 'Option F' to accommodate the secondary school. Based on the evidence in the Study 2023, in summary, the four preferred sites were selected as follows:-

**Site 14 - Site to the South of Yapton;**

- This site is located within good walking distance to strategic sites via active travel routes;
- The site is well located for bus stops;
- This site is considered suitable for cycling commuting distance;
- This site is in flood zone 1;
- The site does not have any significant heritage impacts
- The site does not appear to have any significant biodiversity impacts

**Site 5 - Land South of Yapton Road**

- Within reasonable walking distance of strategic sites although, the site is over the recommended walking distance for some - this can be improved through implementing active travel routes through strategic developments;
- The site is within the recommended commuting cycling distance of all the strategic sites;
- The site is within close proximity of Barnham Railway Station;
- There would be a low degree of harm identified to the significance of the identified locally Listed Buildings;

- This site is currently outside any nature designations, it does have areas of more mature boundary vegetation.
- The site is in Flood Zone 1 with some corners being slightly in Flood Zone 2.

**Site 4 - Land North of Yapton Road and East of Blossom Way; and**

- Within reasonable walking distance of strategic sites with potential improvement using active travel routes;
- The site is well located to Barnham Railway Station;
- The site is well located for cycling journeys to and bus journeys.
- This site is in Flood Zone 1 although would need groundwater flooding-mitigation;
- It is not affected by any nature conservation designations.
- There would be minimal impact to Non-designated assets.

**Site 3 - Land at Maypole and North End Road.**

- Within recommended walking distance of one strategic site and reasonable distance of others;
- The site is within the acceptable cycling commuting distance;
- The site is also quite close to Barnham Station;
- This site is in Flood Zone 1;
- There are very few heritage assets identified within the buffer area;
- The northern half of this site is located within the second buffer zone associated with Arun Valley but there have been no swans seen in the vicinity of the site in the last decade.

**NEXT STEPS**

- 4.8. Should the Committee agree that the four site options (section 3.2 above) are the alternative sites to be explored further and a final contingency site be identified from this list for the Secondary School, then the formal legal process can commence should the contingency site be needed. It is important to note that whichever site progresses, it will still be subject to all necessary feasibility, design, consultation, planning and statutory processes. A subsequent planning application will need to be made either by the developer of the secondary school or West Sussex County Council.
- 4.9. The new school shall be delivered through a legal agreement which sets out how and when the facility will be delivered to meet the education requirements of WSCC as the Local Education Authority (Policy INF SP2 – bullet point d) and will need to be progressed in consultation with WSCC.

- 4.10. Officers will begin addressing the further work identified in the study to progress the identification of a final contingency site, at the same time as pursuing a new Secondary School Allocation Development Plan Document for site option F in Ford. One process may overtake the other and will consequently cease to be progressed. The further work will include looking at the site relationships to Masterplans for Strategic Sites to ensure safe cycleways and footpaths are provided (including upgrading and extending existing routes to provide a complete and consistent cycle link route). Such pedestrian and cycling enhancements will need to be co-ordinated through Development Management decisions to secure their delivery.
- 4.11. Officers will bring this item back to Committee at appropriate stages throughout the process.

## **5. CONCLUSION**

- 5.1. The brief for the Study 2023 evidence work, required the outcome to identify a shortlist of sites and then undertake further work to refine the shortlist to one contingency site as a potential alternative to the preferred 'Option F' should this not progress to accommodate a secondary school. Based on the evidence in the Study 2023, the four sites to progress are Site 14 - Site to the South of Yapton, Site 5 – Land South of Yapton Road, Site 4 - Land North of Yapton Road and East of Blossom Way and Site 3 - Land at Maypole and North End Road.
- 5.2. Following agreement of the four shortlisted sites, further work will commence that may change the assessment of each site to help select a single preferred site contingency to accommodate the Secondary School. This work will include Officers from ADC and WSCC coordinating to apply WSCC's 'Education Site Suitability Checklist' against the findings of Study 2023 and entering into discussions with site promoters as part of the refinement process.

## **6. CONSULTATION**

- 6.1. West Sussex County Council have been consulted. There are no other external consultations on this report.

## **7. COMMENTS BY THE GROUP HEAD OF FINANCE AND SECTION 151 OFFICER**

- 7.1. There are no comments.

## **8. RISK ASSESSMENT CONSIDERATIONS**

- 8.1. There are not likely to be any significant risks with this policy however, because of the local criteria restrictions, the policy should be periodically reviewed.

## **9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER**

- 9.1. There are no Governance or legal implications.



## **10. HUMAN RESOURCES IMPACT**

10.1. There are no implications arising for Human Resources.

## **11. HEALTH & SAFETY IMPACT**

11.1. There are no direct implications for Health & Safety.

## **12. PROPERTY & ESTATES IMPACT**

12.1. There are no direct implications for council property.

## **13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE**

13.1. There are no direct adverse implications for Equalities/Social Value.

## **14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE**

14.1. There are no direct adverse implications for climate change from this report. However, delivering a secondary school will likely have negative impacts on the environment and biodiversity of Arun. It will therefore be essential to consider climate change, sustainability, and the environment in the development of this school and the wider site. This should include aspects such as, but not limited to the provision of onsite renewable energy, building to a standard that supports high energy efficiency and low energy usage, reducing the amount of water wasted on site, sourcing construction materials responsibly, protecting and enhancing the biodiversity and green space on site. Undertaking consultation through the plan making and decision-making process to ensure any adverse impacts are minimised as much as possible should also be undertaken.

## **15. CRIME AND DISORDER REDUCTION IMPACT**

15.1. There are no direct adverse implications for Crime and Disorder.

## **16. HUMAN RIGHTS IMPACT**

16.1. There are no direct adverse implications for Human Rights.

## **17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS**

17.1. There are no implications for FOI/Data Protection.

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### **CONTACT OFFICER:-**

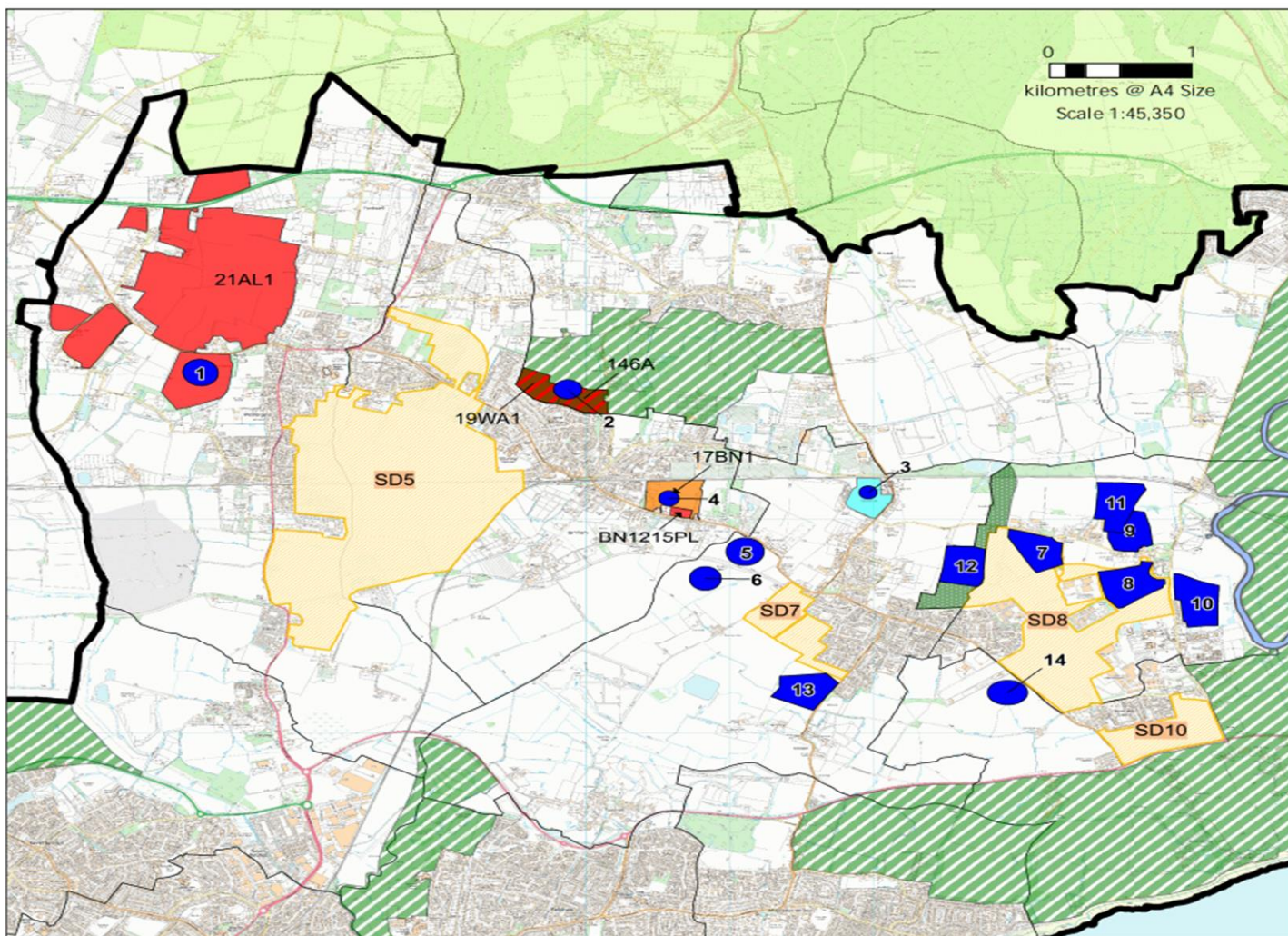
<b>Name:</b>	Donna Moles
<b>Job Title:</b>	Principal Planning Officer
<b>Contact Number:</b>	01903 737697

### **BACKGROUND DOCUMENTS:**

## Background papers

- **Background paper 1** SEDP8 Secondary School Site Selection Study- SITE STUDY (dated 05/12/2018) [Infrastructure and funding - planning policy | Arun District Council](#)
- **Background paper 2** SEDP9 Secondary School Site Selection Study- SITE SELECTION STUDY – NON-TECHNICAL SUMMARY (dated 05/12/2018) [Infrastructure and funding - planning policy | Arun District Council](#)
- **Background paper 3** SEDP3d Update to School provision in Arun District (ADC Local Plan Examination Library) [Infrastructure and funding - planning policy | Arun District Council](#)
- **Background paper 4** SEDP3c Appendix 2 Strategic Housing Secondary Education Requirements (ADC Local Plan Examination Library) [Infrastructure and funding - planning policy | Arun District Council](#)
- **Background paper 5** – Secondary School Site Selection Study 2023 [Infrastructure and funding - planning policy | Arun District Council](#)

# Appendix 1: Site Map of Potential School Sites



**Map showing Potential Secondary School Sites in Arun District Council  
Local Planning Authority Boundary**

**Key**

- The Local Planning Authority Boundary of Arun District Council
- South Downs National Park (Outside LPA Boundary of ADC)
- Gaps Between Settlements
- Arun Parishes
- Ford Neighbourhood Plan Local Gap

- HELAA Site 17BN1
- HELAA Site 19WA1
- HELAA Site 21AL1
- HELAA Site 146A
- HELAA Site BN1215PL
- HELAA Site NEWY16
- Strategic Housing Allocations
- SD5 BEW
- SD7 Yapton
- SD8 Ford
- SD10 Climping

**Potential Secondary School Site Locations**

- 1 - 21AL1 (Norton Grange Farm)
- 2 - Choller Farm, Barnham Lane
- 3 - NEWY16 (land at Maypole and North End Road)
- 4 - 17BN1 and BN1215PL (land north of Yapton Road and east of Blossom Way)
- 5 - Land South of Yapton Road
- 6 - Land to the South of part of the Canal
- 7 - Option A
- 8 - Option B
- 9 - Option C
- 10 - Option D
- 11 - Option E
- 12 - Option F
- 13 - 18Y2 Lambs Field Bilsham Road BN18 0JP
- 14 - Site to the south of Yapton



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<b>REPORT TO:</b>	<b>Planning Policy Committee 30 January 2024</b>
<b>SUBJECT:</b>	<b>To note the residents survey regarding results Kingley Gate housing development.</b>
<b>LEAD OFFICER:</b>	<b>Kevin Owen (Planning Policy and Conservation Manager)</b>
<b>LEAD MEMBER:</b>	Cllr Lury (Chair of Planning Policy Committee)
<b>WARDS:</b>	<b>Courtwick and Toddington</b>
<b>CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:</b>	
<p>The recommendations support:</p> <ul style="list-style-type: none"> <li>• Improve the wellbeing of Arun;</li> <li>• Supporting our environment to support us</li> </ul>	
<b>DIRECTORATE POLICY CONTEXT:</b>	
<p>The proposal will help to enhance the quality of the natural and built environment, protect the district's natural and heritage assets and to promote economic growth in a sustainable manner, striking a balance between the need for development and the protection of scarce resources.</p>	
<b>FINANCIAL SUMMARY:</b>	
<p>There are no direct resource implications as a result of conducting the Residents Survey.</p>	

## 1. PURPOSE OF REPORT

- 1.1. To update Committee on the results and key findings of the Residents Survey (Appendix 1) that was undertaken throughout the Kingley Gate housing development.

## 2. RECOMMENDATIONS

- 2.1 That Planning Policy Committee resolves to:-
- i. Note the key findings of the Residents Survey.

## 3. EXECUTIVE SUMMARY

- 3.1. The report sets out the key findings of the survey that was completed by residents within the recently developed Kingley Gate scheme. The survey was commissioned in order to find out how satisfied residents with their housing and facilities as occupiers of a new strategic residential development. The results of the Residents Survey show that there are shared areas of satisfaction within the development namely to do with provision of open space and refuse/recycling. The predominant cause of dissatisfaction is with the local facilities in the area, particularly health services, activities for teenager's and issues related to traffic.

## **4. DETAIL**

- 4.1. Arun District Council (ADC) commissioned Acuity, a market research company, to carry out surveys with local residents within 'Kingley Gate' which is a housing development to the north of Littlehampton and consists of around 600 homes.
- 4.2. The survey also sought to gain information about the resident's current and previous home, reasons for moving and how satisfied they are about the quality of the new residential development, now that it had been completed in terms of the environment and access to amenities and facilities in the area.
- 4.3. All residents in the development were sent a postal questionnaire with a covering letter from ADC. The questionnaire also included a QR code so it could also be completed online. Of the 605 survey packs sent out, 144 responses were received back, with 107 completed by post and 37 online.
- 4.4. Following collection of results, these were analysed, and a final report produced. This final report included information about the residents, where they have moved from to be in Littlehampton, satisfaction with local amenities, and satisfaction with the different aspects of the development. Two open-ended questions were also included, given residents opportunities to expand on their answers.
- 4.5. The key findings were:

### **About the home**

- 84% of respondents owned their home outright or with a mortgage.
- The make-up of the households is quite varied with some older members but also younger families.

### **Satisfaction Levels**

- The highest satisfaction levels are among refuse/recycling services and provision of parks and open spaces with a score over 80%.
- 66% are satisfied with sport and leisure facilities.
- 51% are satisfied with education provision.
- Only 15% are satisfied with activities for teenagers and 38% with health provision.

### **Design and appearance**

- 75% of residents appreciated the character, layout and landscaping of the development.
- 69% of residents are satisfied with the cleanliness of the site.
- Only 40% are satisfied with traffic density, with a lack of suitable public transport which adds to the issue.

### **General comments**

- The town centre needs a better variety of shops.
- Transport links are poor around Kingley Gate with no bus services.
- 93% were either very concerned or slightly concerned about the cost of

living.

- Most frequent comments concerned traffic issues in terms of volume and speed around the development. A lack of public transport was also recognised from the comments with a potential link between the issues.

4.6. The feedback and analysis of the key findings helped to provide valuable information on the satisfaction of its residents, situated within a strategic housing development. The findings may help with planning policy and Masterplan preparation for other major housing developments in the future although not all of the issues identified will necessarily be addressed by planning solutions.

## **5. CONSULTATION**

5.1. No external consultation has taken place.

## **6. OPTIONS / ALTERNATIVES CONSIDERED**

6.1. No alternatives were considered as a decision is not required.

## **7. COMMENTS BY THE GROUP HEAD OF CORPORATE SUPPORT AND SECTION 151 OFFICER**

7.1. There are no financial implications as a result of conducting a resident's survey as it is accommodated within existing resources and funding.

## **8. RISK ASSESSMENT CONSIDERATIONS**

8.1. There are no adverse implications for the council by conducting a resident's survey.

## **9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER**

9.1. This report is for noting and there are no Governance or legal implications.

## **10. HUMAN RESOURCES IMPACT**

10.1. There are no implications arising from Human Resources.

## **11. HEALTH & SAFETY IMPACT**

11.1. There are no health and safety impacts from the proposal.

## **12. PROPERTY & ESTATES IMPACT**

12.1. There are no implications arising from the proposal.

## **13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE**

13.1. There are no implications arising from the proposal.

**14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE**

14.1. There are no direct adverse implications for climate change.

**15. CRIME AND DISORDER REDUCTION IMPACT**

15.1. There are no adverse implications arising from the proposal.

**16. HUMAN RIGHTS IMPACT**

16.1. There are no adverse impacts arising from the proposal.

**17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS**

17.1. There are no implications.

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**CONTACT OFFICER:**

**Name:** Amber Willard  
**Job Title:** Senior Planning Officer (Policy and Conservation)  
**Contact Number:** 01903 737942

**BACKGROUND DOCUMENTS:**

None.



## **Appendix 1: Arun Resident Survey Report**

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# Arun District Council 2023 New Housing Development Surveys Littlehampton

Page 175  
**Report**  
**November 2023**  
**Prepared by: Acuity Research & Practice**



# Contents

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2. [Background Information](#)
3. [Satisfaction Levels](#)
4. [Wellbeing](#)
5. [Understanding Satisfaction](#)
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# Introduction

Kingley Gate is a new development on the northern edge of Littlehampton, a seaside town in Sussex, west of Worthing. Planning permission to develop the site was originally granted in 2014 and building began soon after. The development now has a total of 605 properties, mostly for sale but with a few rental properties.

At the beginning of September all residents on the development in Littlehampton were sent a postal questionnaire, together with a covering letter from the Council and a reply paid envelope to send off their completed forms. The survey also included a link, so if they wished to, residents could complete the survey online. Incentives were included in the form of a prize draw with the chance to win one of three shopping vouchers for all residents who completed the survey.

Of the 605 survey packs sent out, 144 responses were received back, with 107 completed by post and 37 online. This is sufficient to give a margin of error of  $\pm 7.1\%$ . Whilst this response is a little lower than hoped for, it still represents a good return and provides vital information about these residents for the Council.

The development in Littlehampton principally provides accommodation for owner/occupiers but does also include other tenures.



This report includes information about the residents, where they have moved from to be in Littlehampton, satisfaction with local amenities, and satisfaction with the different aspects of the development. Two open-ended questions were also included, given residents opportunities to expand on their answers.

Arun District Council has commissioned Acuity to survey the residents of new housing developments in the district, ranging in size from 100 to 1,000 homes.

This survey is the first one of these and focuses on the residents of the Kingley Gate development of 605 homes in Littlehampton.

The survey is designed to collect information about the residents as well as their experiences of living in this new development.



# Background Information



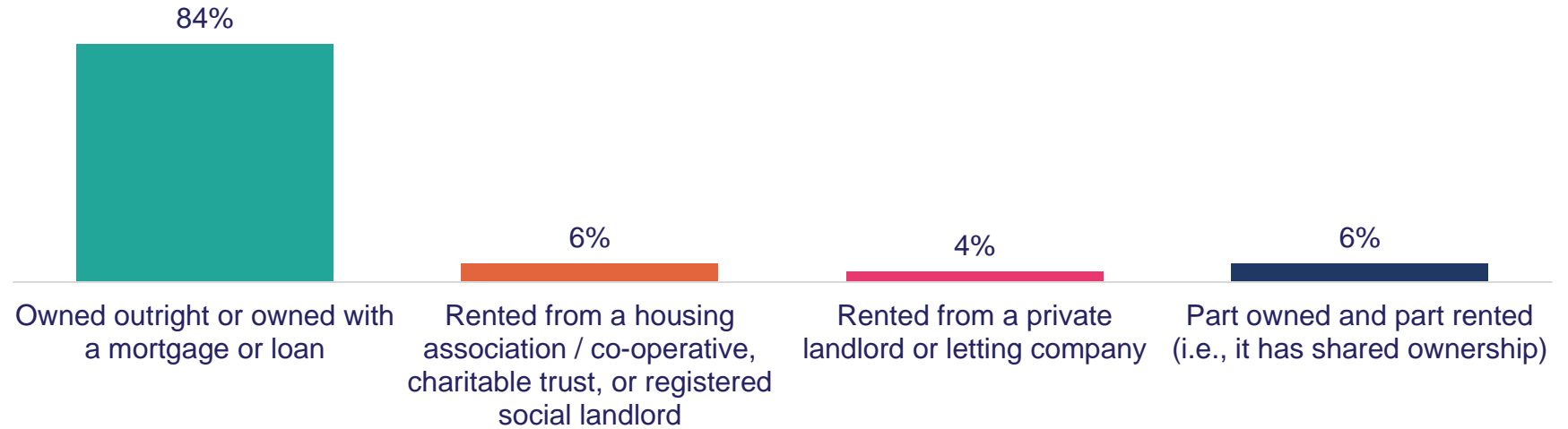
# About The Home

Firstly, residents were asked if their home is owned or rented and 84% stated that it is owned outright or owned with a mortgage or loan.

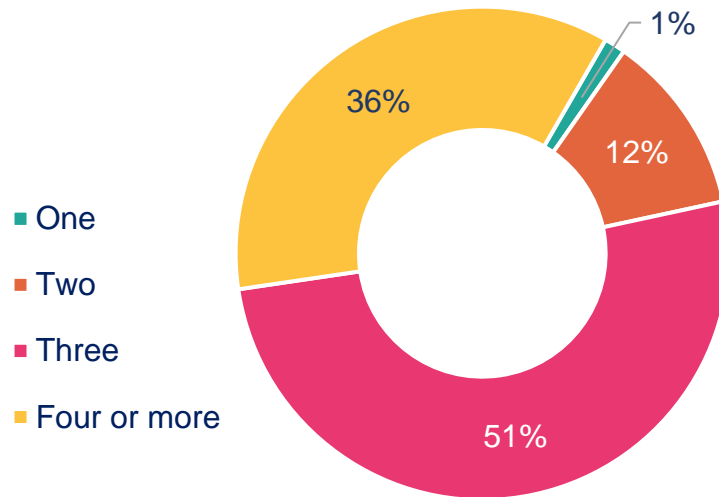
Just 6% of residents rent their home from a Housing Association or social landlord, 4% rent from a private landlord or letting company and 6% part own and part rent (shared ownership).

The majority of homes have three bedrooms (51%), with 36% having four or more, whilst 12% have two bedrooms and just 1% have one.

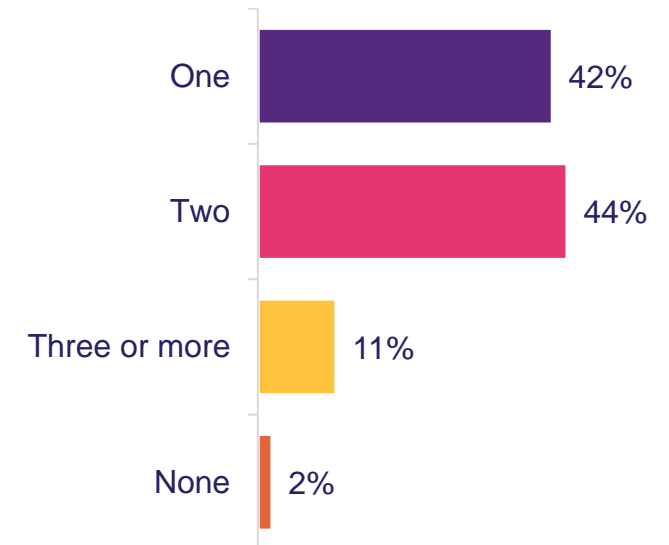
Vehicle ownership is high, with 42% of residents having one and 44% having two vehicles owned or available for use by the household. There are 11% of households with three or more vehicles but just 2% do not have any.



## Number of Bedrooms



## Vehicles at Property



# Resident Ages

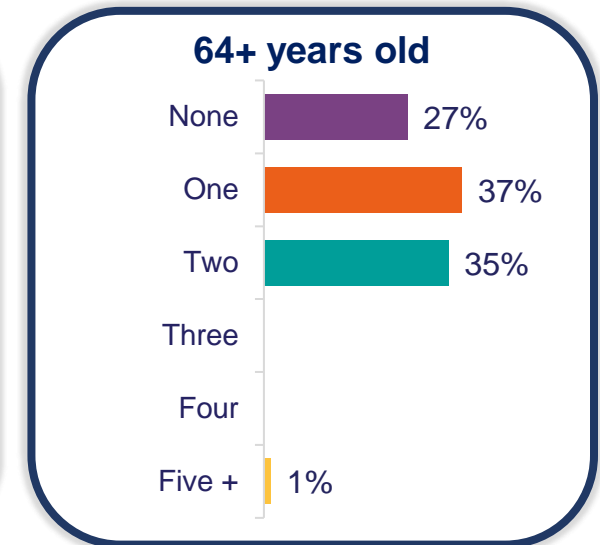
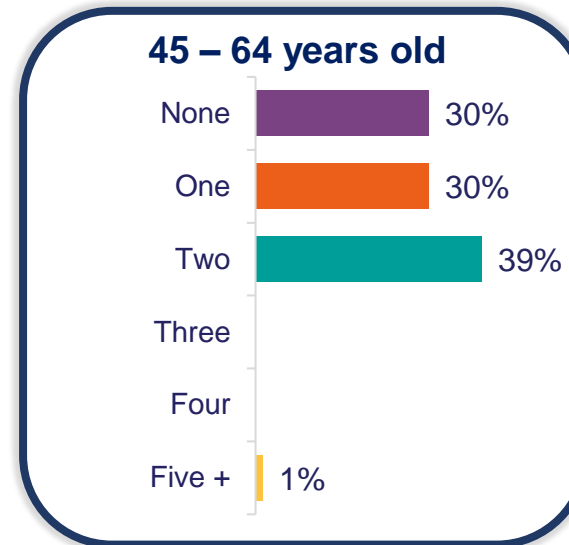
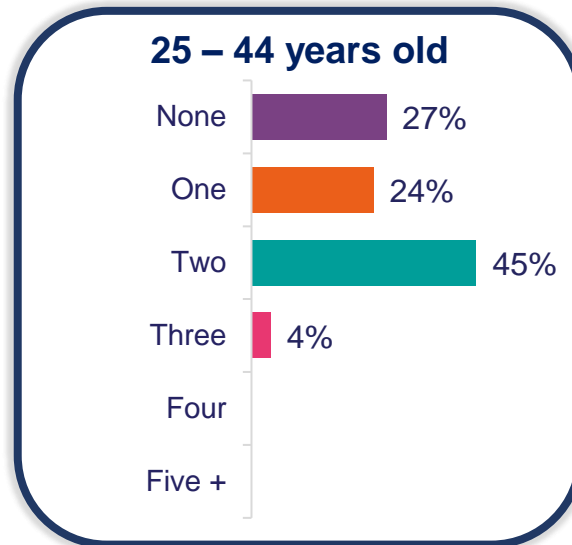
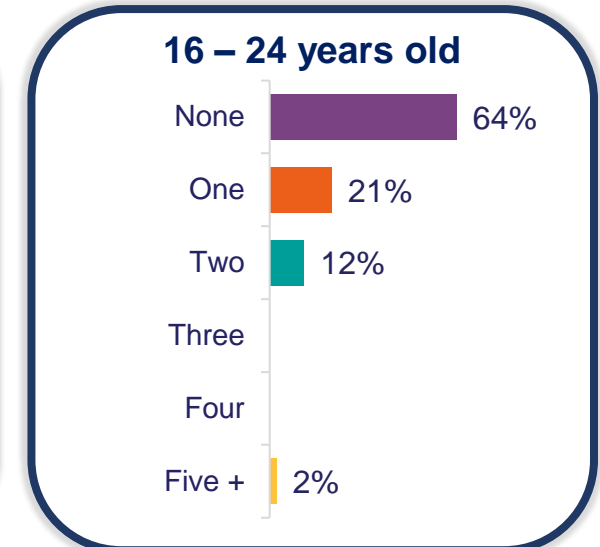
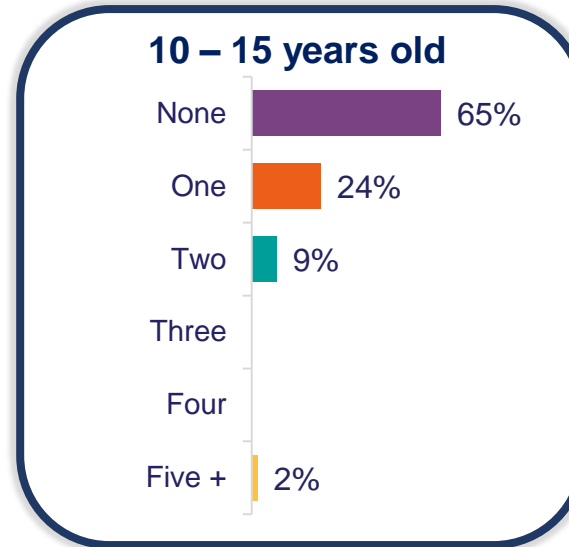
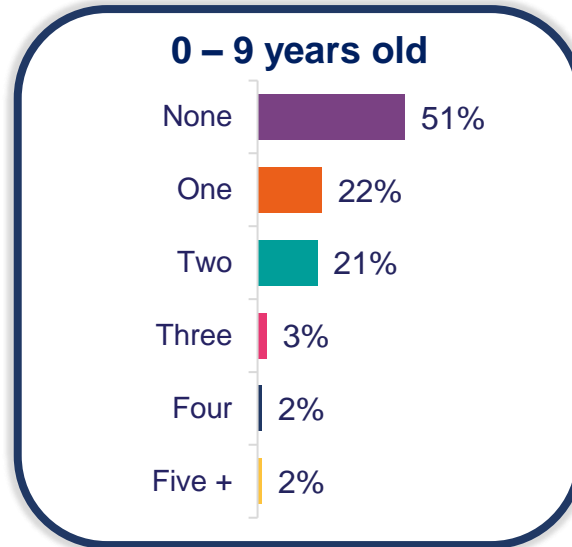
The residents were asked about how the members of their household split into a range of age groups.

In terms of the youngest children, 22% households have one person under the age of 9 with 21% having two. There are also 24% of households with one member aged between 10 and 15, 9% having two of this age.

Of the older members, 21% of households contain someone aged between 16 and 24, with 12% having two. There are 45% of households who have two members aged between 25 and 44 and this appears to be the most common arrangement.

Of the oldest household members, 39% of households have two members aged between 45 and 64 and 35% have two people aged 64 or over, 37% have one member of this age.

This shows that the make up of the households is quite varied across the development, with some older members but also families with young children.





# Previous Home & Reason for Moving

The next set of questions focus on the reasons for moving and where residents had come from.

The most popular reason given for moving to the new development in Littlehampton was to be near a relative, this accounting for 20% of the reasons given.

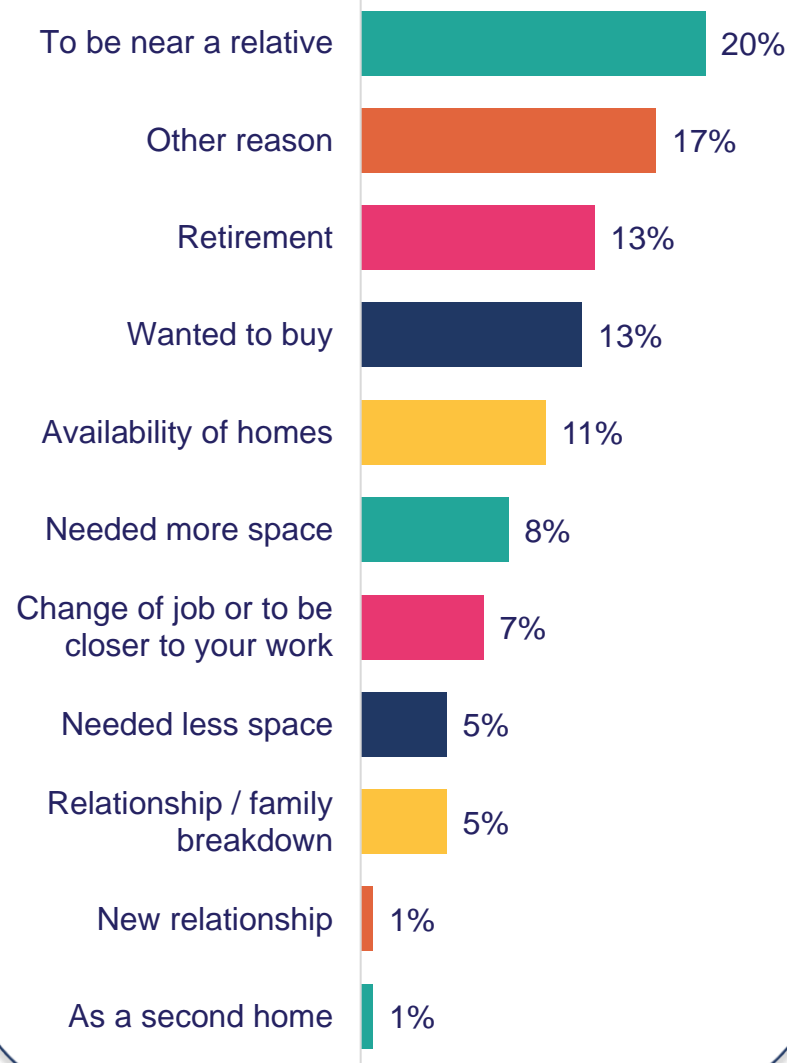
There are 13% who said they moved due to retirement and an equal number said they wanted to buy a property. The availability of homes was a consideration for 11% of those responding, 8% wanted more space, 5% less space and 7% had a change of job or wanted to be nearer work.

However, 17% gave 'other' reasons, these include being in Littlehampton as it had previously been their home, being closer to the sea for health reasons, schools and the environment and wanting a new detached home.

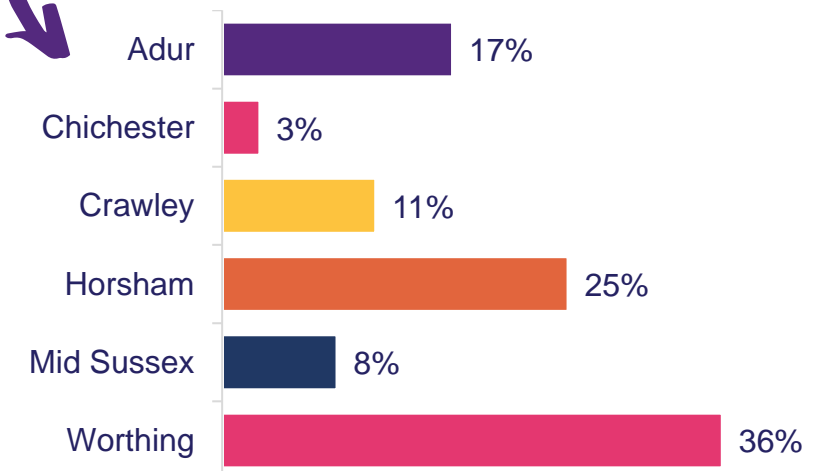
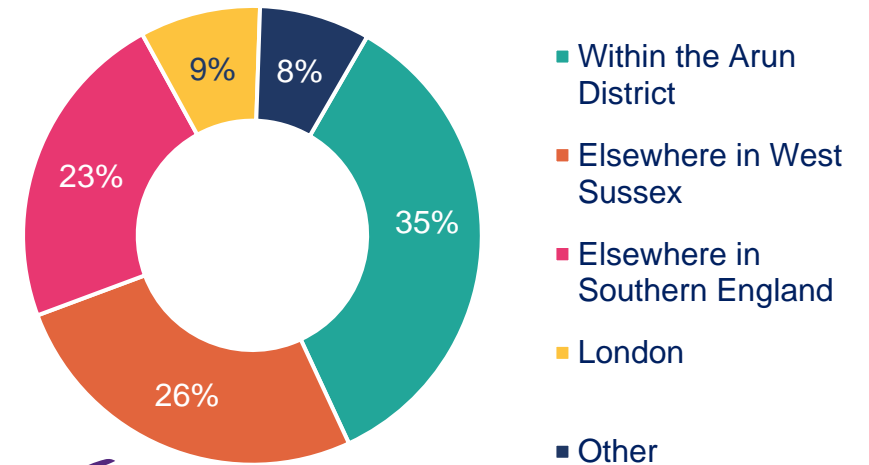
A third of residents (35%) had previously already been in the Arun district, 26% were elsewhere in West Sussex and 23% were elsewhere in Southern England. There are 9% who moved from London and 8% from other locations, these given as Guildford and Bogner Regis.

Of those moving from West Sussex, 36% were from Worthing, 25% from Horsham, 17% from Adur, 11% Crawley, 8% from Mid Sussex and 3% from Chichester.

## Reason for Moving



## Previous Home Location

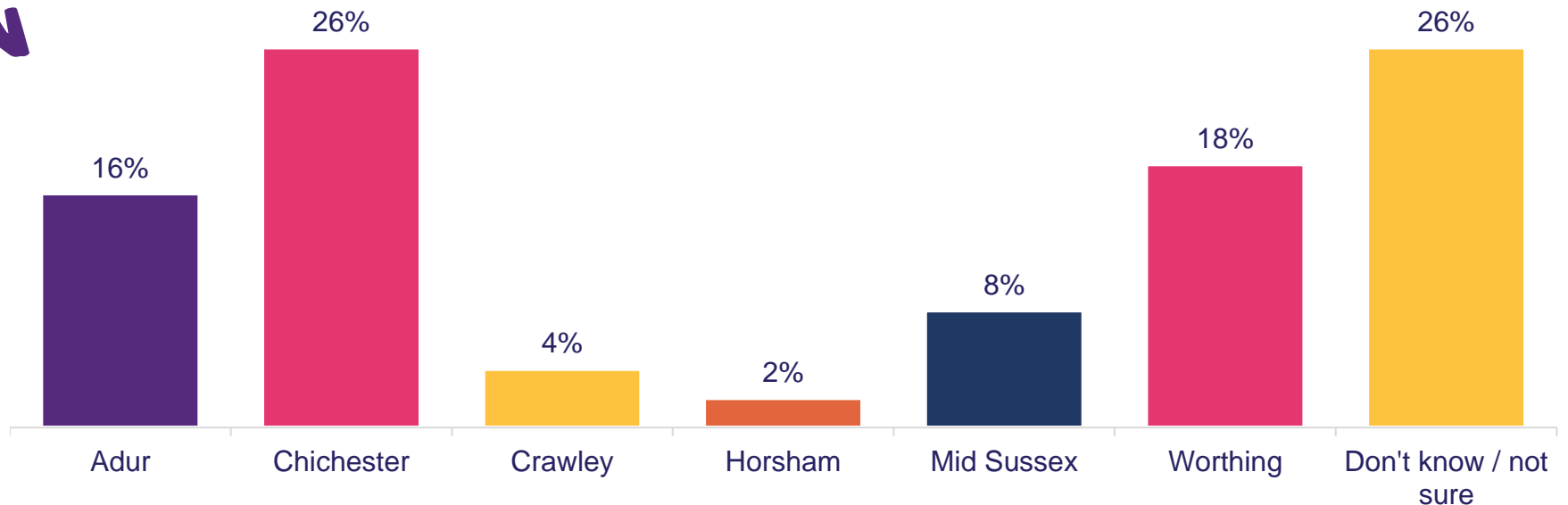
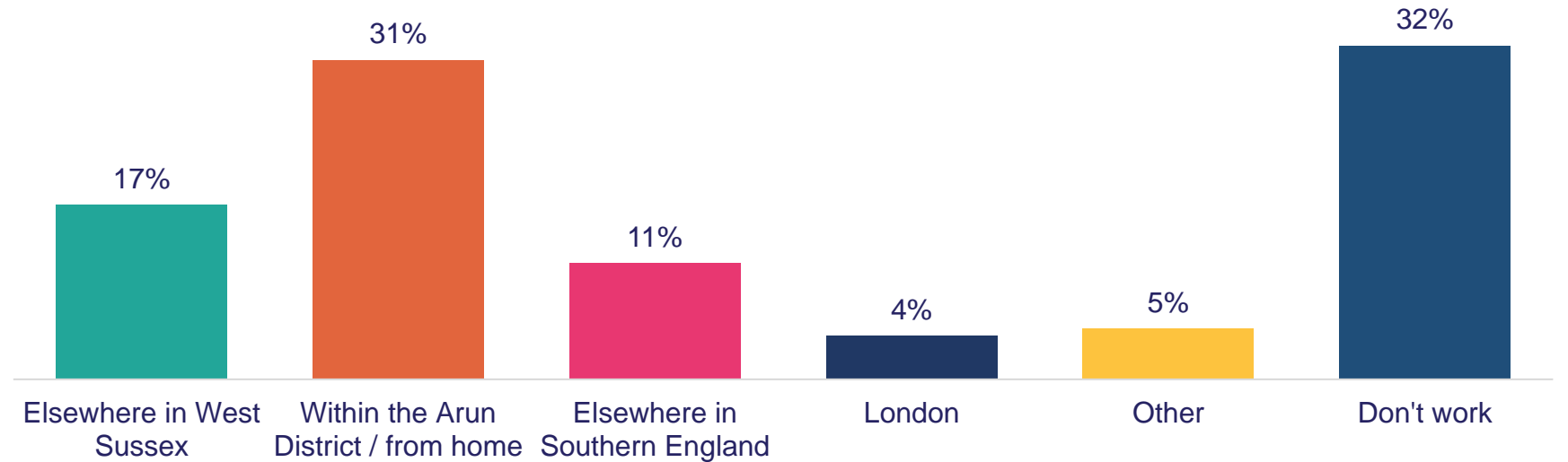


# Main Wage Earner's Work

Around a third of heads of household (32%) stated that they do not work but 31% either work from home or within the Arun district. There are 17% of main earners who work elsewhere in West Sussex and 11% elsewhere in Southern England, 4% in London and 5% in other locations.

Of those working in West Sussex, a quarter (26%) said they work in Chichester with 18% working in Worthing, 16% Adur and 8% in Mid Sussex. Just 4% work in Crawley and 2% in Horsham.

A quarter, however, said they do not know or are not sure, which sounds a little odd but as this is about the main wage earner, those completing the survey may not know all the details of that person's work.





# Satisfaction Levels



# Local Services & Amenities

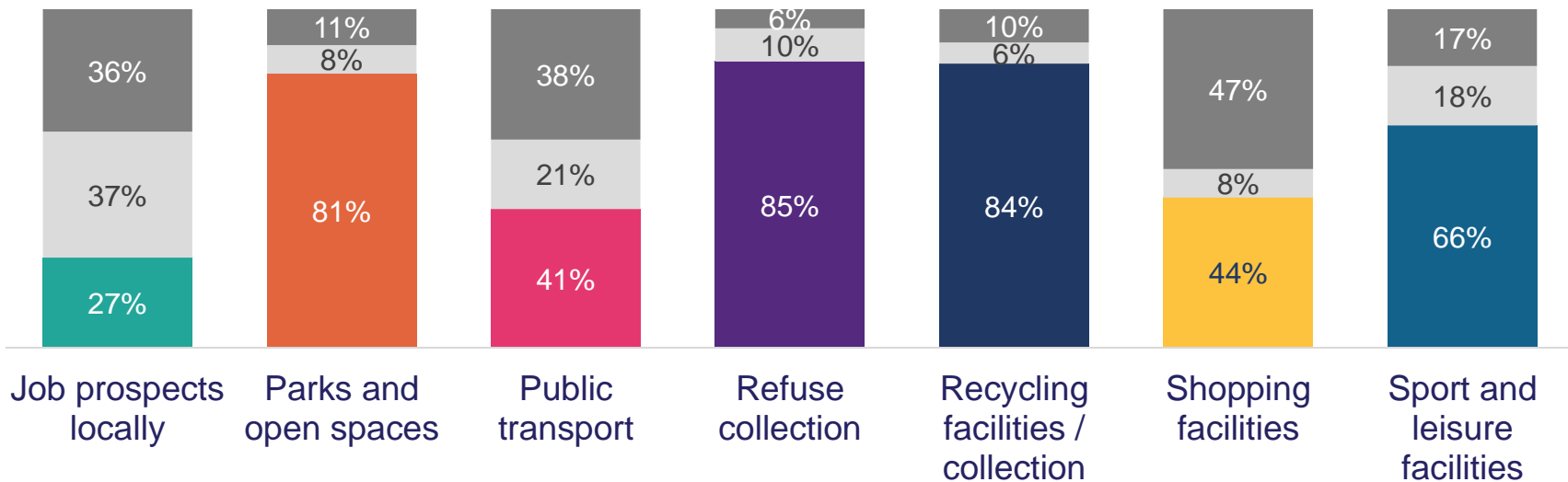
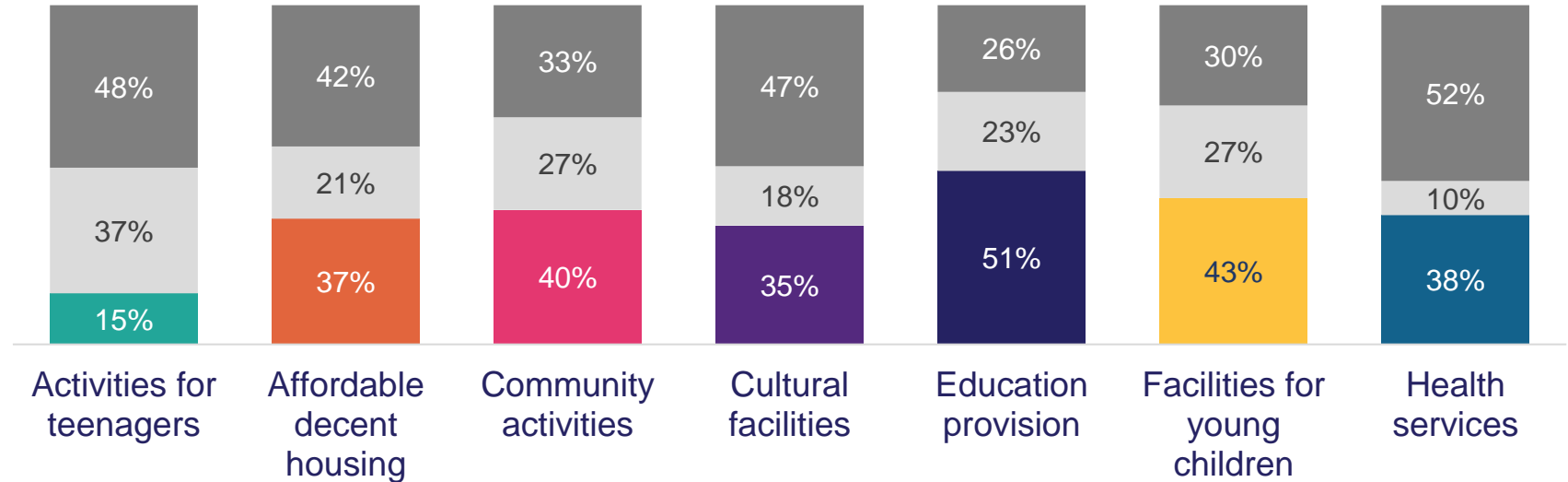
The residents in the Littlehampton development were then asked whether they are satisfied or dissatisfied with a range of local services and amenities. Generally, as shown opposite, satisfaction is mixed with some of these receiving higher levels of dissatisfaction than satisfaction.

The highest levels of satisfaction at Kingley Gate are the refuse and recycling collections and the open spaces and park, all receiving more than 80% satisfaction.

Two thirds are appreciative of the sports and leisure facilities and half are satisfied with the educational provision.

However, far fewer are satisfied with the activities for young children and teenagers, community and cultural facilities and as we see below, this has led to some frustration among residents and in some cases resulted in instances of anti-social behaviour as it appears that the residents, younger ones in particular, have little to do on the development.

There are also a significant number who gave a neither answer to some of these questions, possibly because they have no experience or interest in certain facilities so felt they could be either positive or negative.



# Local Services & Amenities (Street Level)

As shown on the previous page, satisfaction varies with the access to the different facilities available on the estate, and here shows that there is some variation based on the different locations within Kingley Gate.

The residents in Ernest Fitches Way tend to be the most satisfied with the range of facilities, for instance 100% are satisfied with the open spaces, and refuse and recycling.

Three-quarters here are satisfied with the activities for teenagers compared with just 15% in Benjamin Gray Drive and none in Henry Lock Way. Satisfaction with the public transport also varies as does the cultural facilities and shopping but satisfaction is more consistent with sports facilities and affordable decent housing.

Those in Henry Lock Way appear to be the least satisfied with the range of facilities with only around a quarter satisfied with the community and cultural facilities, health services and shopping.

	Benjamin Gray Drive	Ernest Fitches Way	Henry Lock Way
Activities for teenagers	15%	75%	0%
Affordable decent housing	44%	60%	43%
Community activities	50%	58%	63%
Cultural facilities	38%	54%	30%
Education provision	53%	56%	50%
Facilities for young children	50%	78%	20%
Health services	43%	50%	55%
Job prospects locally	18%	44%	50%
Parks and open spaces	81%	100%	100%
Public transport	28%	58%	45%
Refuse collection	81%	100%	100%
Recycling facilities / collection	81%	100%	100%
Shopping facilities	48%	57%	55%
Sport and leisure facilities	65%	83%	78%

# Comments – Local Services & Amenities

The residents were asked if they wanted to expand on their answers to the questions about the local amenities, and 60 residents did so.

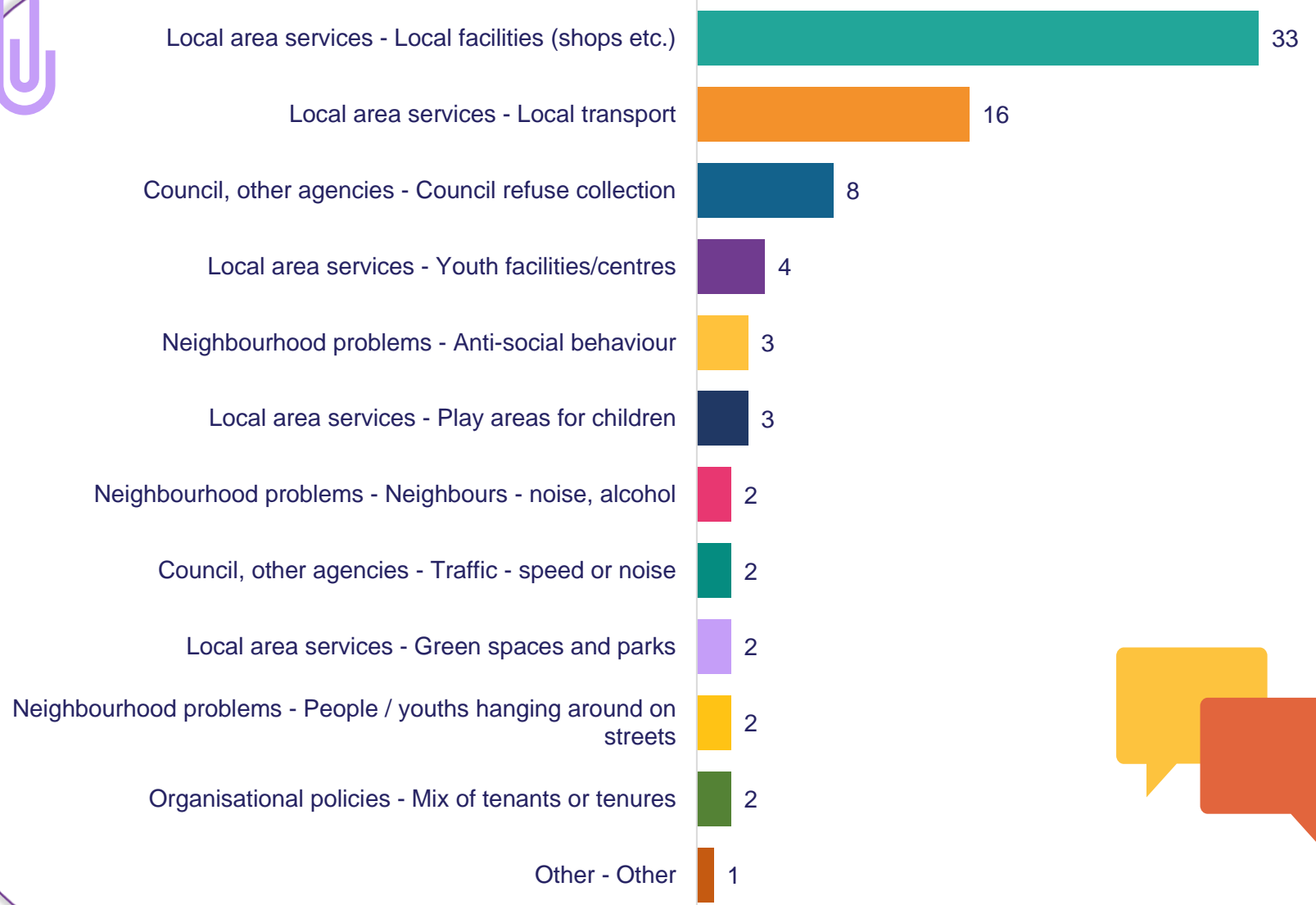
The main area of comment is around the facilities in the area, in particular the shopping, and health services.

This is followed by comments about the local transport links and the refuse and recycling services.

The remaining comments are split across a range of other issues such as youth provision, play areas and parks, anti-social behaviour and traffic speed.

Whilst this breakdown summarises the main areas of concern, it is the comments themselves that give the insight into what the residents really think about the area.

Therefore, a selection of comments is displayed on the following page. These will help the Council better understand the issues faced by the residents of the new development in Littlehampton and should help identify areas which could be improved.



Number of respondents: 60

# Local Services & Amenities – Comments

## Local facilities

“Town centre needs a better variety of shops - have to travel out of town to get any. A splash pad would be great.”

“The city has expended rapidly but the infrastructure did not follow. Not enough schools, not enough NHS practices, and the roads are still a nightmare, in particular the junction to the A27 going to Arundel.”

“Bognor has a much better range of shops and restaurants shame that Littlehampton does not offer the same.”

“Unless you are imminently dying it takes 13 weeks at least to get an appointment to see a GP.”

“Need more mainstream shops, Wilkos, Primark, will bring more people into town. More entertainment facilities, ice rink, bowling, air arena, flip out.”

“Town centre is lacking interest and is run down. All big shops need a car to get to. Kingley Gate.”

“Very poor selection of shops in local towns.”

## Local transport

“People who cannot drive, find it difficult to travel as no public transport around Kingley Gate Estate.”

“It would be very helpful if Kingley Gate estate had a bus service.”

“Public transport is OK, but access to it from Housing Arun is very poor. For example, Kingley Gate in Littlehampton is completely cut off without a car.”

“Transport links mainly out of Littlehampton or main hubs. Local community transport no longer running from estate to supermarkets etc. due to funding!”

“Transport links are nonexistent now that buses on estate were cancelled 15-minute walk to nearest bus stop.”

“I am a pensioner and when I moved in 7 years ago one year in and we had a bus service being a non-driver it was great, but it didn't last long. It was stopped even though houses were not finished being built.”

## Refuse collection

“Would like recycling weekly.”

“Private bin collection/maintenance.”

“It would be good to have continued with Food/Fresh recycling.”

“There appears to be a problem in the area with anti-social behaviour of young people. We had food recycling which was a good service, but we no longer have this, due to lack of funding.”

“Very few public waste bins, which causes litter on the towns. Increasing supervision and tidying up public spaces. There is lots of issues with public transport including lateness. I would suggest making the bus stops in more convenient places.”

“Very disappointed that introduction of food waste was stopped after such a lot of money being initially put into the scheme. Living on developments which contain social housing it is disappointing that visual checks are not completed i.e., grass cutting and general update/appearance of properties such as rubbish in front gardens.”

## Other issues

“Very difficult to get an appointment with my doctor. No NHS dentists available. Behaviour of children in school is poor and school leadership not dealing with this adequately. Lots of pleasant parks and green spaces.”

“Town centre is very anti-social, full of unsavory people, leaving many locals not wanting to use it.”

“I mostly use the Rustington Area for shopping and amenities. Very satisfied. Lots for my son to do locally. Meets our needs.”

“Traffic congestion is really bad. Roads are already under strain and yet more houses being built on the busiest roads! Our estate has no safe or nice route into town or railway station. Although there is nothing in Littlehampton Town/High Street to go in for. All shops have closed down, yet the council wasted money on new paving. Pointless. The town is dead.”

“Great place to live. It's getting busier here though. More traffic.”

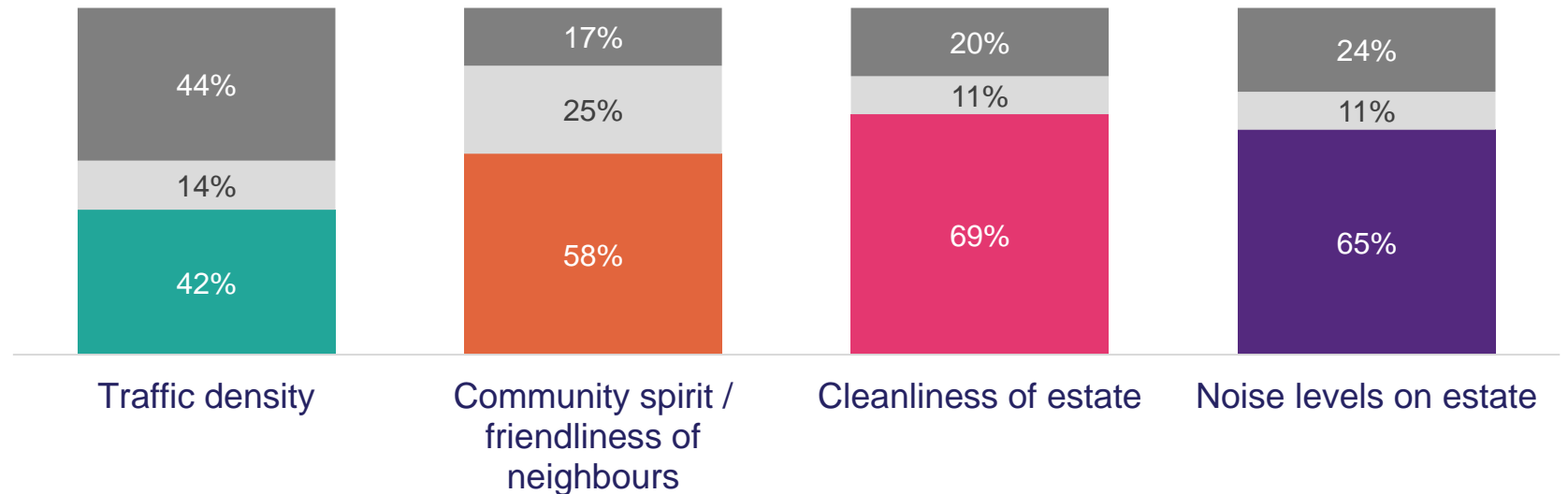
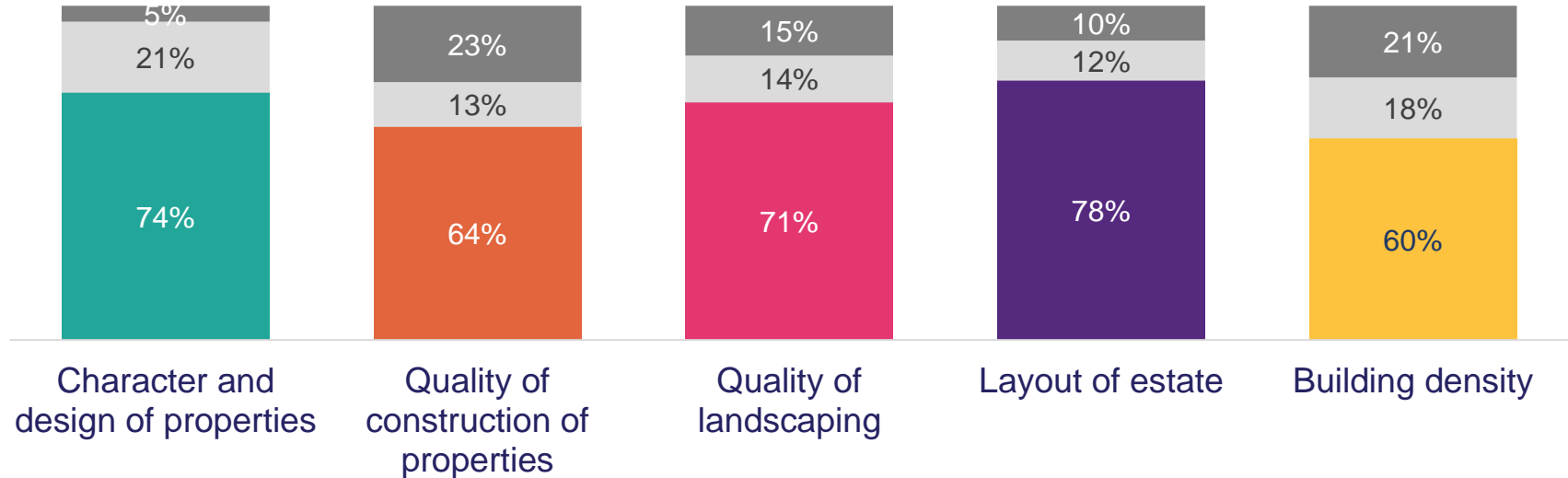
# Aspects of Littlehampton

This page includes the results from a series of questions about the character, design and amenity of Kingley Gate, and generally satisfaction is good.

Around three-quarters of residents appreciate the character, landscaping and layout of the estate, although fewer are satisfied with the quality of construction of the properties and the density of the building.

The cleanliness of the estate and noise levels within the estate are seen as satisfactory by 69% and 65% respectively and 58% like the community spirit/friendliness of the neighbours, although a quarter are unsure.

However, there are more dissatisfied with the density of the traffic on the estate than satisfied, and this remains a source of concern for some, particularly as there appears to be a lack of suitable public transport, which adds to this issue.





# Aspects of Littlehampton (Street Level)

	Benjamin Gray Drive	Ernest Fitches Way	Henry Lock Way
Character and design	85%	100%	70%
Quality of construction	70%	77%	60%
Quality of landscaping	65%	85%	70%
Layout of estate	75%	92%	70%
Building density	70%	46%	50%
Traffic density	55%	31%	50%
Community spirit	65%	62%	78%
Cleanliness of estate	70%	85%	70%
Noise levels on estate	70%	69%	40%

The residents in Ernest Fitches Way are the most satisfied with the character and layout of the estate but least satisfied with the density of building and the traffic density.

There are similar responses to the quality of construction across all three areas, as there is with the community spirit and noise levels on the estate.

So, it appears that the location within the estate has less of an impact on how residents feel about the development than they do about the local facilities.

# Comments – Aspects of Littlehampton

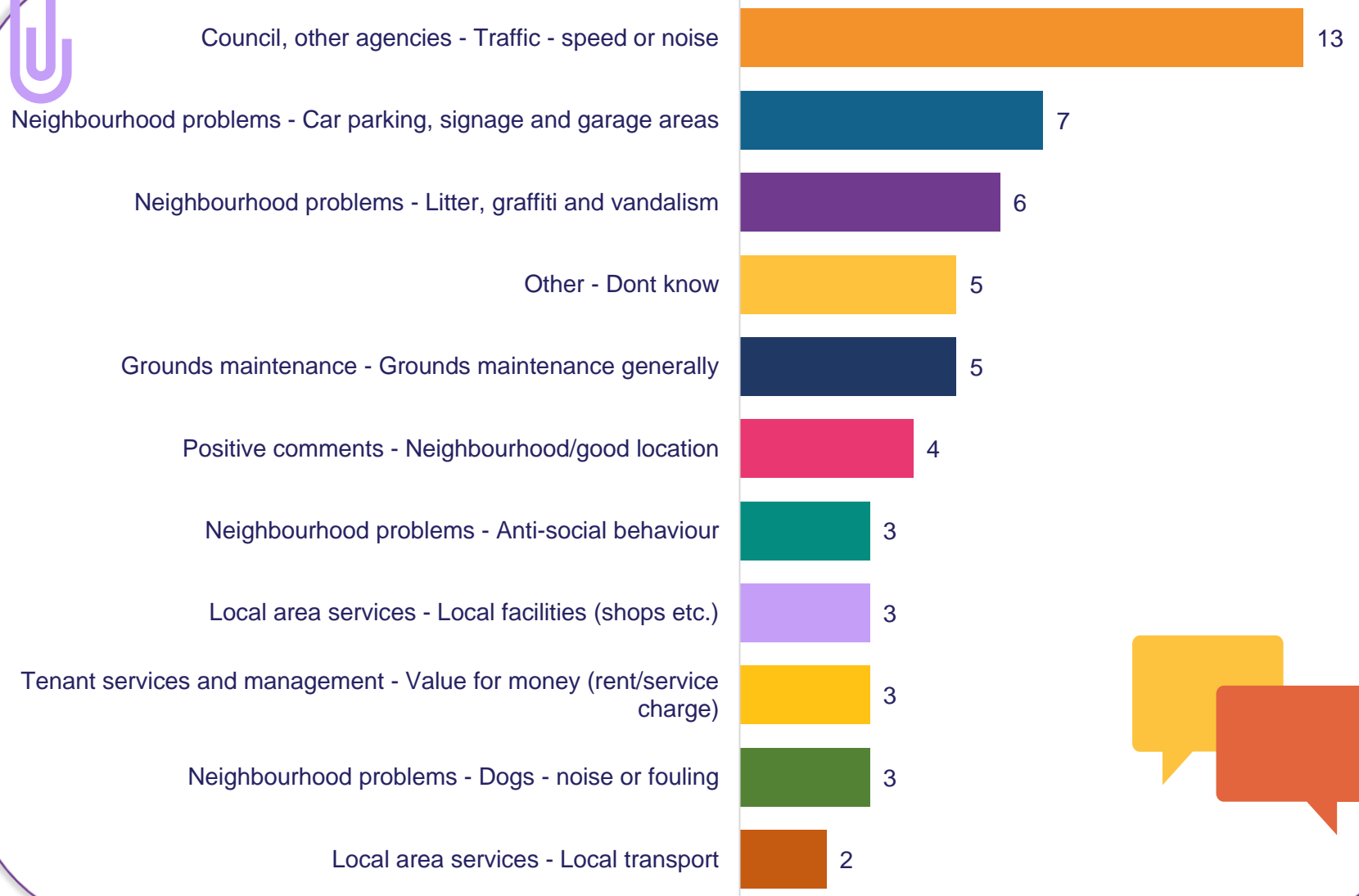
The residents were again given the opportunity to expand on their answers to this range of questions, and 70 residents gave comments.

The most frequent comments concerned traffic issues in terms of the volume of the traffic and speed around the estate. Whilst other residents commented upon some neighbourhood-based problems such as car parking, litter and anti-social behaviour.

The facilities in the area drew some negative comments but others left positive comments about the area and the new estate.

In addition to the comments shown, a number of residents gave 'other' comments, including some confusion of the name of the development, which had been incorrectly spelt in the survey.

Once again, a selection of comments are shown overleaf, with residents expanding on the answers they gave to these questions.



Number of respondents: 70

# Aspects of Littlehampton – Comments

## Traffic speed or noise

“The quality of new builds are below average. Traffic is getting worse as people use our roads to race around.”

“Since the shop opened much more traffic up and down also shop and park attracting groups of teenagers.”

“Living on Benjamin Gray Drive (main route onto estate) cars often speed over speed humps. Don’t agree with paying Council Tax AND estate maintenance/management company.”

“Cars speeding motorbikes, cyclists and e-scooters on the pavements.”

“When I moved here a year ago it was a lovely quiet estate now, we have a bunch of souped-up motorbikes and cars roaring around the streets even after midnight. It’s changed the atmosphere completely.”

“The main road that abuts the estate tends to be treated as a drag-racing area for noisy cars and bikes from the traffic lights.”

“We could do with a second entry/exit point for the estate. Some exit roads are very congested.”

## Neighbourhood problems

“There is only a single access road to Kingley Gate and, with cars parked, impossible to cross each other. This is not good enough considering the size of the estate and the number of inhabitants.”

“Too much on-street parking despite parking areas on estate and people having driveways - too lazy to walk to car parking areas. Dangerous on Benjamin Grey Drive with all parked cars - vision restricted when leaving the estate. Unfortunately, some disturbance and vandalism from social housing areas on estate. Properties also generally unkempt and neglected. Lots of teenagers causing problems on the estate. Police are aware.”

“New shop has attracted lots of litter around the estate. Parking issues.”

“Some neighbours use garages and car parks to carry out work. No matter how you complain nothing is done. Maintenance company rubbish.”

“Young children roaming the estate and causing damage to cars with stones and playing ball where they shouldn’t.”

## Local facilities

“The major problem of living here is that it is not possible to use public transport unless you walk a long way. There are no buses going past and no footpaths towards the town. Therefore, its essential to have a car.”

“Need a community hall.”

“Due to the lack of good green spaces within the areas of Littlehampton, persons from other areas outside of Kingley Gate tend to use the Western Parkland Area of the Kingley Gate for dog walking etc. and do not contribute to the upkeep. Kingley Gate residents pay maintenance charges whereas other visitors contribute nothing!”

“Immediate neighbours are very helpful which is mutual. Too much noise, traffic, and targets for house building is useless if no infrastructure, no teachers, doctors, and hospitals. Just listen to public comment on local issues like sewage in seas/rivers.”

“The playgrounds need updating and repairing.”

## Other issues

“In order for new estates to be constructed council approval has to be obtained. Lower Kingley Gate has to been adopted by the council - why not? Residents pay full council Tax and have to pay for the maintenance of the estate at a cost of £200-£300 per year. Which should be covered by the council. After all they are getting in excess of 1 million pounds per year from us, something is wrong!”

“A lot of rubbish near the shop at the top of Benjamin Gray Drive, wind blows it everywhere.”

“I have only lived in Kingley Gate for 4 weeks but so far, I find it very pleasant, the local Premier is excellent and the parks. Friendly and clean.”

“Arun Council - did an amazing job on this estate - reference the planning and spaces. Lots of open spaces - love it.”

“We pay a lot of money for estate charges, when the upkeep of the estate is not what it used to be.”



# Wellbeing



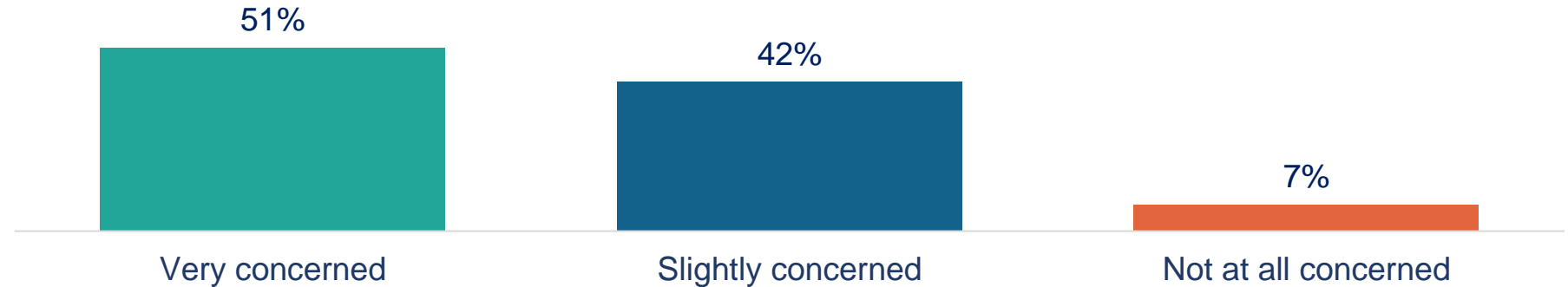
# Cost of Living Concern

Arun District Council took this opportunity to ask residents how they feel about the cost-of-living crisis. Half the residents are very concerned about the cost-of-living crisis (51%), with a further 42% slightly concerned. Just 7% of residents are not at all concerned.

Despite the news that inflation is falling, and fuel bills will fall further, concern about the cost of living remains high.

Evidence from similar surveys suggests that those struggling financially are often less satisfied with their homes and the services provided by their landlord, however, for the residents in Kingley Gate, this doesn't appear to be the case as satisfaction levels don't correlate to the level of concern.

Cost of Living Concern





# Understanding Satisfaction



# Satisfaction & Dissatisfaction

The survey of the residents of the Littlehampton estate asked about how satisfied residents are with the character, design and amenity of the estate as well as the availability of local facilities. The charts opposite show the levels of satisfaction and dissatisfaction with all these different aspects.

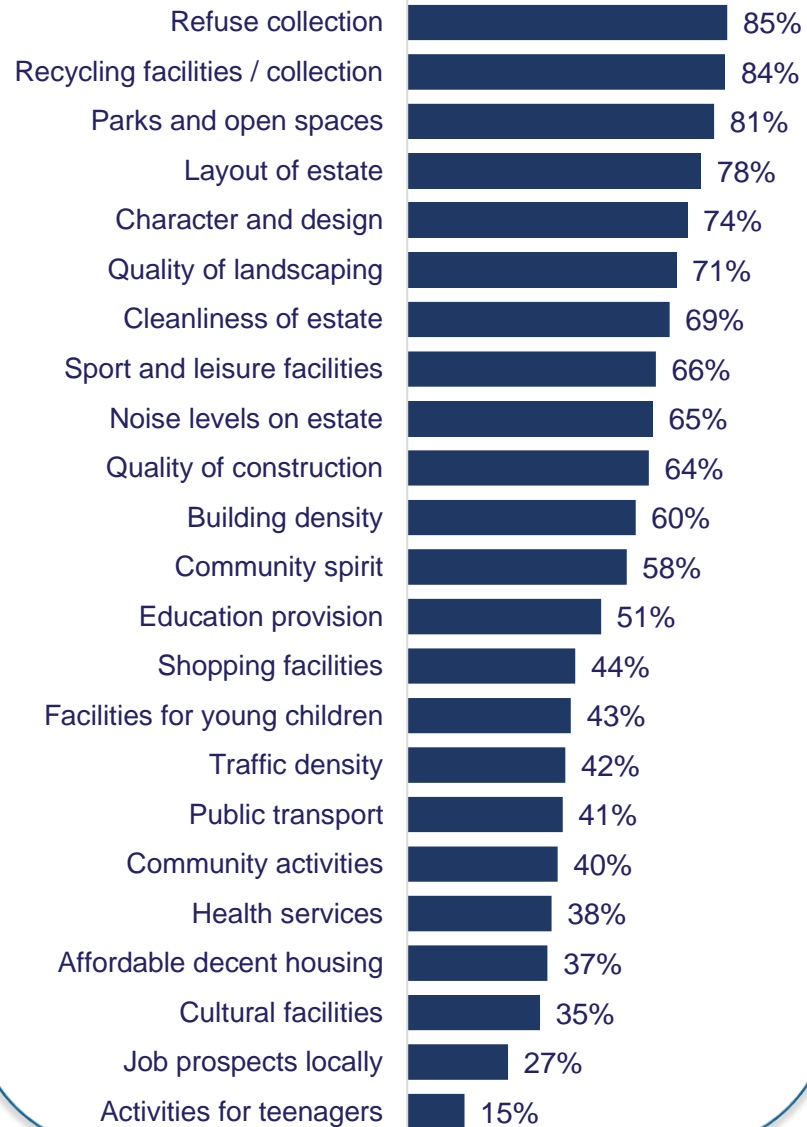
The highest levels of satisfaction are for the refuse collection and recycling services, followed by the parks and open spaces, the layout of the estate and its general character and design.

However, far fewer are satisfied with the activities available for teenagers, local job prospects and local cultural facilities.

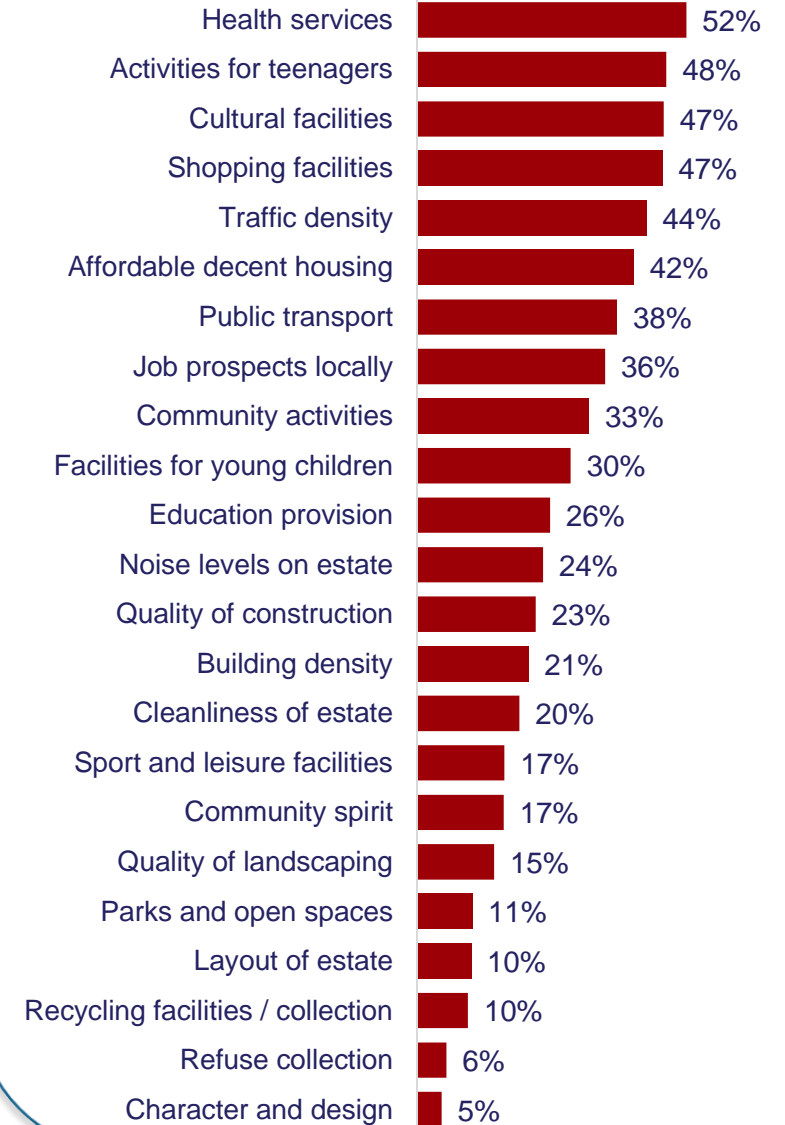
Dissatisfaction tends to correspond to this to a point, although the highest level of dissatisfaction is for the provision of health services in the areas. Also, almost half the residents are dissatisfied with the shopping facilities and complain they have to travel some distance for decent shopping.

The building of new homes in an area always puts a strain on the local facilities and it often takes some time for new infrastructure to be developed, and this may be happening here.

## Satisfaction with measures



## Dissatisfaction with measures



# Street

These amenities and facilities are also ranged here by the main areas within the estate. The table to the right displays the ratings for the areas that received at least 10 responses to the survey – any fewer than this and the accuracy of the results is seriously affected.

This demonstrates quite clearly that of these areas, residents in Ernest Fitches Way tend to be the most satisfied compared to the other two areas.

It is not clear purely from the survey, why there are these differences, is it linked to the location, property types, demographics of the residents or other factors?

It would be a useful exercise to do some more digging into this to see why these differences exist and, perhaps, find ways of making the levels of satisfaction more consistent across the areas.

	Benjamin Gray Drive	Ernest Fitches Way	Henry Lock Way
Character and design	85%	100%	70%
Parks and open spaces	81%	100%	100%
Refuse collection	81%	100%	100%
Recycling facilities / collection	81%	100%	100%
Layout of estate	75%	92%	70%
Quality of construction	70%	77%	60%
Building density	70%	46%	50%
Cleanliness of estate	70%	85%	70%
Noise levels on estate	70%	69%	40%
Sport and leisure facilities	65%	83%	78%
Quality of landscaping	65%	85%	70%
Community spirit	65%	62%	78%
Traffic density	55%	31%	50%
Education provision	53%	56%	50%
Community activities	50%	58%	63%
Facilities for young children	50%	78%	20%
Shopping facilities	48%	57%	55%
Affordable decent housing	44%	60%	43%
Health services	43%	50%	55%
Cultural facilities	38%	54%	30%
Public transport	28%	58%	45%
Job prospects locally	18%	44%	50%
Activities for teenagers	15%	75%	0%

Base: Benjamin Gray Drive = 21, Ernest Fitches Way = 14, Henry Lock Way = 11





# Bedrooms

Another way of looking at the results is by the number of bedrooms. This shows that the most properties have 3 or more bedrooms, and these are more likely to be occupied by young families with children.

There is a smaller number of two-bedroomed homes, although the residents of these tend to be the most satisfied. This could be that they are more likely to be occupied by older residents and those without children, and evidence from other similar surveys suggest that satisfaction is influenced by the age of the respondent.

	Two	Three	Four or more
Layout of estate	86%	73%	80%
Cleanliness of estate	86%	63%	72%
Parks and open spaces	82%	82%	78%
Recycling facilities / collection	82%	82%	86%
Refuse collection	81%	85%	84%
Character and design	79%	74%	72%
Quality of landscaping	79%	69%	70%
Building density	79%	50%	70%
Traffic density	79%	32%	43%
Education provision	75%	45%	48%
Quality of construction	71%	58%	68%
Sport and leisure facilities	64%	60%	73%
Community spirit	64%	56%	57%
Noise levels on estate	64%	60%	70%
Health services	63%	35%	34%
Shopping facilities	59%	40%	43%
Facilities for young children	58%	43%	33%
Job prospects locally	50%	24%	19%
Public transport	50%	42%	36%
Affordable decent housing	42%	38%	34%
Cultural facilities	38%	36%	33%
Community activities	21%	45%	37%
Activities for teenagers	13%	19%	7%

Base: Two = 17, Three = 73, Four or more = 51





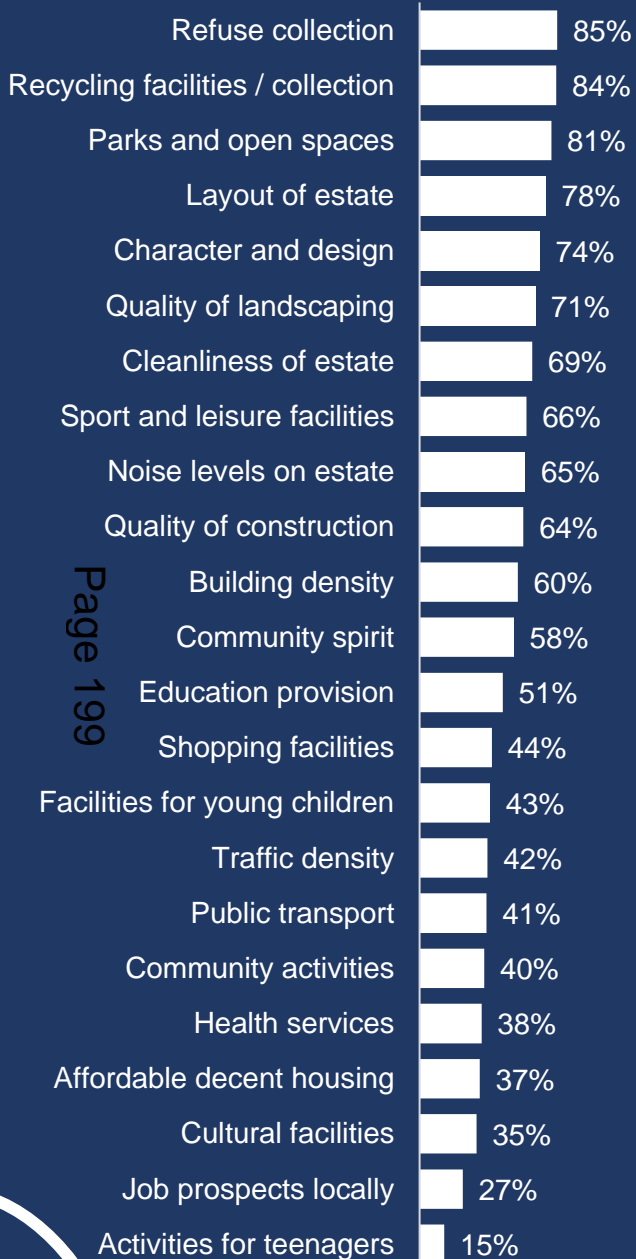
# Conclusion



# Summary of findings

- Arun District Council has commissioned Acuity to carry out surveys of the residents of new developments in the area and this report focuses on the findings of the survey for those in the Littlehampton development, Kingley Gate.
- Postal surveys were sent to all 605 properties on the estate, and these included a link giving residents the option to complete the survey online. At the close of the survey, 144 responses had been received; 107 by post and 37 online.
- Most residents are owner/occupiers with a small number of Housing Association and private tenants and shared owners. There is a wide range of household types with a number containing young children but also some older households.
- The most common reason given for moving to the Littlehampton development was to be near relatives, but 13% cited retirement and 13% wanted to buy a property. Over 61% had previously lived in the Arun district or elsewhere in West Sussex. A third do not work whilst 31% work in the Arun district or from home; just 4% work in London.
- The survey then asked about the local facilities in the area and satisfaction is quite mixed. There are 85% of residents satisfied with the refuse collection services, 81% with the parks and open spaces, 66% with the sports and leisure facilities and 51% with the educational facilities. However, just 15% of residents are satisfied with the activities for teenagers, 38% with the healthcare provision, 35% with the cultural facilities and just 27% with the local job prospects.
- Comments linked to local facilities focused on the lack of local shop and poor public transport; with residents saying really need a car to live on the estate, but then that traffic noise and parking is a problem.
- Residents are generally happy with the design, layout and landscaping of the estate but less so with the community spirit and traffic density. When asked to expand on their answers here, again, traffic, parking and some elements of anti-social behaviour are mentioned as is the need for more local facilities.
- Concern about the cost of living remains high, with 93% of residents at least slightly concerned and just 7% not at all concerned.
- Residents in Ernest Fitches Way tend to be more satisfied with their local facilities and the amenities on the estate than those in the other two main areas. While residents in the two-bedroomed homes are more satisfied than those in the larger properties.

## Satisfaction



# Recommendations

As developments are completed across the Arun District, the Council have commissioned Acuity to find out more about the residents here and how they feel about the estates and the local facilities.

This report is the first of these and focuses on the Kingley Gate estate in Littlehampton, a development of 605 homes, mostly for purchase but with some rented properties and shared owners.

The survey asks residents how satisfied they are with their estate and the facilities serving it and gives insight into what the residents value the most.

The recommendations shown opposite suggest ways that could help to improve the amenity of the estate and to learn lessons for future developments in the district.



## Local facilities

When a new estate is developed it is often some time before the full range of facilities that are needed to service that estate are also established. This appears to be the case in Littlehampton with some residents commenting about the range of facilities available, particularly the lack of good shopping in the area and local transport links. This means that to access good shops residents really need to own a car. There are comments that a shop has opened in the area recently, but this has caused problems with traffic, noise and litter. This may be a situation which is difficult to resolve as providers of facilities must see a good opportunity for business before investing in an area, even with support from the Council, whilst at the same time not causing further issues, but the overriding feeling is that the area does lack the facilities many residents would like to see. The low satisfaction with activities for teenagers, community facilities and cultural facilities may also be adding to issues of anti-social behaviour and other problems, as there appears to be little to do on the estate.



## Traffic issues, parking etc.

Satisfaction with the traffic density on the estate is low, with more residents being dissatisfied, and this does seem to be causing issues in terms of traffic noise, and parking. Some residents complain about traffic speeding over speed bumps with also some issues with motorbikes, cyclists and e-scooters. The apparent lack of facilities in the area exacerbates the situation, with many residents saying they need a car to live there. Again, there is no easy answer to this but the lack of public transport serving the area does not help so if this could be extended, perhaps fewer residents would need to use the car to get about.



## Health services

Another facility lacking in the area is healthcare, with real difficulty getting appointments with the Doctor and no NHS dentists available. Once more, this may be a case of the infrastructure taking time to catch up with the provision of houses and the Council will be aware of the issue, but attracting these type of facilities is resource heavy and will take time to resolve.



## Area differences

There are clear differences in satisfaction across the main areas within the development, with residents in Ernest Fitches Way more satisfied than those in Benjamin Gray Drive and Henry Lock Way. It is not clear from the survey why these differences occur, whether this is linked to the location, property types, demographics of the residents or other factors. However, it is recommended that further research is carried out to establish the differences and to learn these lessons to help improve satisfaction in the other areas.

This research project was carried out to conform with ISO20252:2019 and the MRS Code of Conduct.

For further information on this report please contact:

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## Arun District Council

<b>REPORT TO:</b>	<b>Planning Policy Committee – 30 January 2024</b>
<b>SUBJECT:</b>	<b>Key Performance Indicators 2022-2026 – Quarter 3 performance report for the period 1 April 2023 to 31 December 2023.</b>
<b>LEAD OFFICER:</b>	<b>Jackie Follis, Group Head of Organisational Excellence</b>
<b>LEAD MEMBER:</b>	Councillor Lury – Chair of Planning Policy Committee
<b>WARDS:</b>	<b>N/A</b>
<b>CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:</b> The Key Performance Indicators support the Council's Vision and allows the Council to identify how well we are delivering across a full range of services.	
<b>DIRECTORATE POLICY CONTEXT:</b> This report is produced by the Group Head of Organisational Excellence to give an update on the Q3 Performance outcome of the Key Performance Indicators.	
<b>FINANCIAL SUMMARY:</b> Not required.	

### 1. PURPOSE OF REPORT

- 1.1. In order for the Committees to be updated with the Q3 Performance Outcome for the Key Performance indicators for the period 1 April 2023 to 31 December 2023.

### 2. RECOMMENDATIONS

- 2.1. It is recommended that the Committee notes the contents of this report and provides any questions or comments on the indicators relevant to this Committee to the Policy and Finance Committee on 7 March 2024.

### 3. EXECUTIVE SUMMARY

- 3.1. This report sets out the performance of the Key Performance indicators at Quarter 3 for the period 1 April 2023 to 31 December 2023.

### 4. DETAIL

- 4.1. The Council Vision 2022-2026 was approved at Full Council in March 2022. To support the Vision we need a comprehensive and meaningful set of performance measures which allow us to identify how well we are delivering across a full range of services. Two kinds of indicators were agreed at the Policy and Finance Committee on 17 March 2022. The first of these are annual indicators and will primarily update the progress against strategic milestones. In addition to this 'key performance indicators' (KPIs) will be reported to committees every quarter. These KPIs are known as our Corporate Plan.

- 4.2. A short report and appendix will go to each of the other Committees in the cycle of meetings after each quarter has ended. This appendix will only contain the indicators which are relevant to each Committee.
- 4.3. A full report showing quarterly performance against all indicators (which are measured at that quarter) will go to the relevant Policy and Finance Committee meeting at the end of the cycle of the other Committee meetings. Members of the other Committees will be able to give comments or ask questions about the KPI indicators that are relevant to their Committee and these will be submitted to the Policy and Finance Committee for consideration.
- 4.4. This is the quarterly report covering performance from 1 April 2023 to 31 December 2023 and will cover only those indicators that are due to be measured at this point.
- 4.5. There are 42 Key Performance indicators. 1 indicator relates to this Committee and this indicator is measured at Q3. Appendix A gives full commentary for this indicator. It should be noted that the status for this indicator will not be known until Q4. The Interim Chief Executive and Director of Growth will continue to monitor this indicator during 2023/24.

## **5. CONSULTATION**

- 5.1. No consultation has taken place.

## **6. OPTIONS / ALTERNATIVES CONSIDERED**

- 6.1. To review the report
- 6.2. To request further information and/or remedial actions be undertaken

## **7. COMMENTS BY THE GROUP HEAD OF CORPORATE SUPPORT AND SECTION 151 OFFICER**

- 7.1. None required.

## **8. RISK ASSESSMENT CONSIDERATIONS**

- 8.1. None required

## **9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER**

- 9.1. As this report is an information paper, there are no recommendations for the Committee to consider. This report is to be taken as read only with Members having the opportunity to ask questions at the meeting on service performance. Members can also submit questions or comments on the indicators relevant to their Committee and these will be considered by the Policy and Finance Committee on 7 March 2024.



## **10.HUMAN RESOURCES IMPACT**

10.1. Not applicable.

## **11.HEALTH & SAFETY IMPACT**

11.1. Not applicable.

## **12.PROPERTY & ESTATES IMPACT**

12.1. Not applicable.

## **13.EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE**

13.1. Not applicable.

## **14.CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE**

14.1. Not applicable.

## **15.CRIME AND DISORDER REDUCTION IMPACT**

15.1. Not applicable.

## **16.HUMAN RIGHTS IMPACT**

16.1. Not applicable.

## **17.FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS**

17.1. Not applicable.

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### **CONTACT OFFICER:**


**Name:** Jackie Follis

**Job Title:** Group Head of Organisational Excellence

**Contact Number:** 01903 737580

**BACKGROUND DOCUMENTS:** *None*

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No.	Indicator	Council Vision Theme	Service Committee to consider this	CMT Member	Assess by	Target 2023	Q1 Status	Q2 status	Q3 status	Better or worse since Q2 figure (Q3 compared to Q2)	Q3 Commentary
CP36	Number of new homes completed	Fulfilling Arun's economic potential	Planning Policy	Karl Roberts	Higher is better	1288 (22/23) 1247 (23/24) 1059 (24/25)	No status known until Q4  <b>Outturn for Q1 263 homes</b>	No status known until Q4  <b>Outturn for Q2 587 homes</b>	No status known until Q4  <b>Outturn for Q3 791 homes</b>	Up by 204 homes (better)  	Somewhat surprisingly for December there was an upturn in the number of homes completed (occupations). However this may represent buyers being keen to complete and occupy the properties prior to Christmas. The monthly numbers continue to show volatility but the overall level still represents a high watermark for this Council in terms of the number of occupations/completions.

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Planning Policy Committee	Report Author	Send to Gemma for CMT by 2pm Thurs	CMT Tues	Draft Reports to Committees	Agenda Prep Meeting	Final Reports to Committees	Agenda Publish Date	Date of Meeting	Full Council Meeting Date
Karl Roberts, Neil Crowther									
Infrastructure Levy (IL) Consultation	K Owen	4 May 23	9 May 23	12 May 23	17 May 23	25 May 23		<b>8 June 23</b>	19 July 23
Community Infrastructure Levy – Parish/Town Council Spend	K Owen								
Community Infrastructure Levy - Light Touch Update	K Owen								
First Homes Local Allocation Policy	K Owen								
Arun Local Plan	K Owen								
Middleton on Sea Application for Designation of a Neighbourhood Area	D Moles								
A27 Ford Road Scheme	K Owen								
Q4 KPI Report									
Arun Local Development Scheme Update	K Owen	17 Aug 23	22 Aug 23	24 Aug 23	31 Aug 23	7 Sept 23		<b>21 Sept</b>	8 Nov 23
Arun Statement of Community Involvement (SCI)	K Owen / M White								





<b>Planning Policy Committee</b> Karl Roberts, Neil Crowther	<b>Report Author</b>	<b>Send to Gemma for CMT by 2pm Thurs</b>	<b>CMT Tues</b>	<b>Draft Reports to Committees</b>	<b>Agenda Prep Meeting</b>	<b>Final Reports to Committees</b>	<b>Agenda Publish Date</b>	<b>Date of Meeting</b>	<b>Full Council Meeting Date</b>
Development Plan (BEWIDP)  Consultation on Draft Conservation Area Character Appraisals for Bognor Regis: Hotham Park and Bognor Regis: Railway Station	N Crowther								