

# ARUN DISTRICT COUNCIL

## REPORT TO AND DECISION OF PLANNING POLICY SUB-COMMITTEE ON 27 FEBRUARY 2019

### PART A : REPORT

**SUBJECT: Housing and Economic Land Availability Assessment (Update to the 2018 Publication)**

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**DATE:** February 2019

**EXTN:** x 37636

**PORTFOLIO AREA:** Planning Policy

#### EXECUTIVE SUMMARY:

The Council has already reviewed and updated its Housing and Economic Land Availability Assessment (HELAA) in December 2018. However, the HELAA document required a further update to include detailed proformas of the Potential Employment Sites and updated proformas of the strategic sites that had not been completed by that date. This update is also in order assist with an updated housing trajectory which is to be reported as part of the Annual Monitoring Report being presented at this committee.

It is important to note that whilst the HELAA is a useful resource, it does not allocate sites, nor does it grant planning permission.

#### RECOMMENDATIONS:

It is recommended that Planning Policy Sub-Committee:-

1. Agrees the updated Housing and Employment Land Availability Assessment together with the updated sections dealing with employment sites and strategic sites, as part of the evidence base for the Local Plan and any future Development Plan Document preparation.

#### 1. BACKGROUND:

- 1.1 In line with national policy, the Council is required to be proactive and to plan positively to ensure that the development needs of the district are met in a sustainable way. This requires clear and robust evidence.
- 1.2 An assessment of land availability is an essential part of the evidence base in preparing the Local Plan and other Development Plan Documents; and will help to identify a future supply of land which is deliverable or developable for both housing and employment land uses.

1.3 Paragraph 67 of the National Planning Policy Framework (NPPF) (2018) requires a Local Planning Authority to have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.

1.4 The Planning Practice Guidance (PPG) recommends that housing and economic evidence should be undertaken as part of the same exercise.

1.5 In 2014 officers created the Arun Housing and Employment Land Availability Assessment (HELAA), which was updated in 2016 and 2017 and 2018. This further update to the 2018 published HELAA is only to provide further details of the Employment sites that were not fully included in the December version. It also includes amended proformas of the strategic sites as the trajectories published in December have since been updated as part of the AMR (Authority Monitoring Report) to be presented at this committee.

#### **Aims of the HELAA**

1.6 The overall aim of the HELAA is to:

- Produce of list of sites, cross referenced to maps showing locations of specific sites identified as potential housing or employment sites;
- Provide an assessment of each identified site;
- Identify the potential type and quantity of development that could be delivered on each site; including a reasonable estimate of build out rates; and setting out how any barriers to delivery could be overcome.

#### **Methodology**

1.7 The HELAA update has been prepared according to a methodology prepared by the Council. This methodology follows that prescribed within the PPG and can be found within the HELAA Topic Paper which was published in May 2016 on the Councils website.

#### **Key Issues to Note**

1.8 It is important to note that the HELAA:

- Does not form part of the Development Plan and does not allocate sites for development nor preclude those sites not identified from coming forward for planning permission in the future
- Does not provide a relative assessment of sites against each other and does not provide any ranking or order of preference. Each site is appraised on its own merits.
- Does not indicate that planning permission will be granted for housing or employment on any site that is included in the HELAA. It is not intended to pre-empt any plan making or other planning related decisions and does not indicate that planning permission should be granted or not granted for housing or any other use on any identified site.

1.9 In addition, it should be noted that:

- Inclusion of a site in the HELAA does not mean that it will be allocated for development.
- Planning applications on sites identified within the HELAA will continue to be determined on their merits in line with the development plan unless material considerations indicate otherwise. The HELAA may however form a material consideration in the determination of planning applications.

#### **Site identification**

1.10 The main method of identifying sites is through an annual call for sites exercise which provided an opportunity for landowners, site promoters and interested parties to submit land for consideration. Another method of identifying sites is through the Council's planning weekly lists.

#### **Site Assessment**

1.11 All sites within the HELAA are subject to assessment. The Site assessment draws out further information about each site and its potential suitability for housing/employment development.

1.12 Employment Sites are classified in the HELAA as follows:

- Potential Employment Site: to be considered 'a potential employment site it should be available now, offer a suitable location for development, and be achievable with a realistic prospect that a business use will be delivered on the site within five years. Sites that have planning permission for an employment use are considered potential employment sites until permission expires or the site is built out with an employment use. Sites that have been identified as a potential employment site but do not currently have permission are included if they have been promoted in the last 2 years. These sites are coloured YELLOW on the HELAA map.
- Existing Employment Sites: These are sites that were included from the original Economic Land Availability Assessment (ELAA) in 2010, although they do not have to be in the HELAA, for information purposes they remain in it. Once a potential employment site is built out it becomes an Existing Employment Site. These sites are coloured BROWN on the HELAA map.

#### **New Sites**

1.13 There were no new Potential Employment sites submitted under the call for sites consultation but there were 12 new sites identified with planning permission from the CILLA data provided by West Sussex County Council. A table of Potential Employment Sites as at 31<sup>st</sup> March 2018 is set out below:

<b>HELAA Ref</b>	<b>Address</b>	<b>Parish</b>	<b>Commitment</b>	<b>App Pending</b>	<b>PP Ref</b>	<b>Strategic Site</b>
BR1B	Oldlands Farm (Site North of Rolls Royce)	Aldingbourne	Y		AL/58/15/ OUT	Yes

AL11012	Aldingbourne Country Centre, Blackmill Lane	Aldingbourne	Y		AL/110/12 /	No	
82E_1	Old Barn Nursery Dappers Lane	Angmering	Y		A/144/17/ PL	No	
RU8a	The Vinery Arundel Road	Angmering	Y		A/154/17/ PL	No	
96AB	Land North of Water Lane Angmering (Part SD9)	Angmering		Y	A/40/18/O UT	Yes	
NEWA15	Land at Apple Tree Cottage, Rear of Kelston House & South of Quiet Waters, Roundstone Lane	Angmering	Y		A/162/15/ PL	No	
BE5510	Elbridge Farm, Chichester Road	Bersted	Y		BE/55/10/	No	
BE6113	Oldlands Farm, Bognor Regis	Bersted	Y		BE/61/13/	Yes	
18BE3	Babsham Business Centre Babsham Lane	Bersted	Y		BE/79/17/ PL	No	
NEWBE1 1	Land West of Shripney Road (Bognor Regis Caravan Park)	Bersted				Yes	
PS1	Land West of Shripney Road (Saltbox)	Bognor Regis	Y		BE/102/17 /OUT	Yes	
BR2b	Land R/O Acopia Southern Cross Industrial Estate Oldlands Way	Bognor Regis	Y		BE/155/16 /PL	No	
18BR4	Ambulance Station Chichester Road	Bognor Regis	Y		BR/132/16 /PL	No	
PS3	LEC Airfield, Bognor Regis	Bognor Regis				Yes	
BE6113a	Oldlands Farm (n/o) Bersted	Bognor Regis	Y		BE/4/17/R ES	Yes	
FO1B	Land west of Ford Road	Climping				No	
RU5a	Land West of Bairds Business Park Crookthorn Lane (A259)	Climping				No	
17FP1	North Paddocks Land to West of Felpham Way	Felpham				No	
18FG3	Onslow Caravan Park Onslow Drive	Ferring	Y		FG/37/17/ PL	No	

PS11	Opp Unit 22 Land north of Horsemere Green Lane	Ford				No
LU916PL	Enterprise Units 1-5, Harwood Road	Littlehampton	Y		LU/9/16/PL	No
LH3a	Unit 1 Lineside Way Industrial Estate Littlehampton	Littlehampton	Y		LU/334/17/PL	
15b	Land N/O Courtwick Lane Littlehampton	Littlehampton	Y		LU/355/10/	Yes
LU18F	Land North of Toddington Lane Littlehampton	Littlehampton				Yes
LU18D	Land North of Toddington Lane Littlehampton	Littlehampton				Yes
LH4a	Land South of Unit 1 Arunside Industrial Estate Fort Road	Littlehampton	Y		LU/295/17/PL	No
LU18E	Land North of Toddington Lane Littlehampton	Littlehampton				Yes
17LU3	Norway Farm adj Watersmead Business Park	Littlehampton				No
15a	Land at Courtwick Lane Littlehampton	Littlehampton				Yes
18P4	Sefter Farm Pagham Road	Pagham	Y		P/76/16/PL	No
LH12b	Units 6 & 7 Brookside Avenue	Rustington	Y		R/215/17/PL	No
LH12a	Brookside Avenue Rustington	Rustington	Y		R/13/16/PL	No
Y10113PD	Building 1, Drovers Farm, Drovers Lane	Yapton				No

### Key Findings

1.14 The findings of the HELAA assessments are set out in the Section of the HELAA report entitled 'Appendix 4.3 Potential Employment Sites detailed proforma'. Updated proformas for the deliverable Strategic Allocation sites can be found under Appendix 1.4 of the HELAA report.

**2. PROPOSAL(S):**

To note the Housing and Employment Land Availability Assessment as part of the evidence base for the Local Plan and any future Development Plan Document preparation.

**3. OPTIONS:**

The following options are available to Members:

- to agree the HELAA 2018 update Report as evidence to support monitoring of housing and economic supply and delivery
- Not to agree the HELAA 2018 update.

**4. CONSULTATION:**

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council		x
Relevant District Ward Councillors	x	
Other groups/persons (please specify)		
5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)	YES	NO
Financial		x
Legal		x
Human Rights/Equality Impact Assessment		x
Community Safety including Section 17 of Crime & Disorder Act		x
Sustainability		x
Asset Management/Property/Land		x
Technology		x
Other (please explain)		x

**6. IMPLICATIONS:**

The HELAA is necessary evidence to support monitoring of housing and economic supply and delivery.

**7. REASON FOR THE DECISION:**

To enable evidence to be updated on potential housing and employment land supply and delivery performance in support of the Adopted Local Plan and further plan making to ensure that the needs of the community in Arun are met sustainably.

**9. BACKGROUND PAPERS:**

Arun Housing and Economic Land Availability Assessment 2018 (HELAA) available on the Council's web site via: <https://www.arun.gov.uk/helaa>

Housing and Economic Land Availability - Mid Examination Topic Paper and HELAA Update Methodology (May 2016) also available via the Council's web site.