

Appendix A

PLANNING POLICY



Area	Policy Reference	Policy Text
Principle of development	[ALP] SD SP1 Sustainable Development	<p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).</p> <p>This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken.</p>
	[ALP] SD SP1a Strategic Approach (inter alia)	<p>To maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services, the spatial strategy for Arun District to 2031 is to;</p> <p>c. provide for growth of the sustainable villages whilst maintaining their setting within the open countryside e. provide for the housing needs of the community by delivering 20,000 homes of an appropriate scale and tenure as well as meeting the needs of the Gypsy and Travellers and Travelling Showpeople. f. provide for development in the countryside area which reflects its character and role as the coastal plain, with green wedges separating urban areas, high quality agricultural land and environmental assets. h. support development which protects, conserves and enhances built heritage. k. Retain and enhance natural environment resources, including biodiversity</p>
	[ALP] SD SP2 Built-up Area Boundary	<p>Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.</p>
	[ALP] C SP1 Countryside	<p>Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:</p> <p>e. for road and/or cycle schemes; or f. in accordance with other policies in the Plan which refer to a specific use or type of development.</p> <p>The Council will take into account cumulative impact of development in the consideration of planning applications. To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.</p>
	[ALP] H SP1 The Housing Requirement (inter alia)	<p>Within the plan period 2011 – 2031 at least 20,000 new homes will be accommodated in the District. The following strategic housing sites are allocated as shown on the Policies Maps (Table 12.2) SD5 (Barnham/Eastergate/Westergate): 2,300 units</p>
	[ALP] H SP2 Strategic Site Allocations (inter alia)	<p>Development proposals within the Strategic Site Allocations must be comprehensively planned and should have regard to a masterplan endorsed by the Council for the respective areas which incorporates high quality imaginative design giving a sense of place and a permeable layout.</p> <p>The comprehensive development of the allocation will need to meet the following key requirements:</p> <p>a. integrate appropriately with surrounding communities through an appropriate design particularly where they adjoin by providing for public realm improvements, shared community uses, and connectivity of transport modes including walking, cycling and public transport, b. ensure a clear and harmonious relationship between town and country including clearly defined boundaries, using physical features that are readily recognisable and likely to be permanent, c. Protects, conserves or enhances the natural environment, landscapes and biodiversity, d. incorporate high quality, well connected green spaces, planting within main streets and biodiversity rich open spaces, e. extend, enhance and reinforce strategic green infrastructure and publicly accessible open space, j. ensure walkable access to local community, recreational and shopping facilities, jobs and accessible transport,</p>

		<p>k. address the off-site capacity requirements, that relate to that particular allocation, identified in the Arun Transport Assessment (2016 and update 2017 and taking into account subsequent relevant assessments) and the local highway network,</p> <p>l. positively respond to sustainable water management taking particular account of the coastal plain topography which may require strategic surface water solutions,</p> <p>m. maintain and enhance any important features, characteristics and assets of the local area;</p> <p>n. provide for the required infrastructure, that relates to that particular allocation, in accordance with Policy INF SP1 and the Infrastructure Delivery Plan,</p> <p>o. enable strategic District wide infrastructure to be delivered at strategic sites if the location is appropriate for the District,</p>
	[ALP] H SP2c Inland Arun – Barnham/Eastergate/Westergate (SD5) (inter alia)	<p>This allocation is located around the small settlements of Barnham Eastergate and Westergate. This Strategic Allocation will provide at least 2,300 dwellings over the plan period, and up to 3,000 in total (a further 700 beyond 2031). Development proposals must demonstrate compliance with the following key design and infrastructure requirements:</p> <p>h. transport requirement including:</p> <p>i. a new A29 route through the allocation which provides all necessary linkages and routing between the A259 (Bognor Regis Relief Road) to the south and A27 to the north and includes a bridge over the railway to the east of the current Woodgate crossing. The construction of this new route will be regarded as not only mitigating the effect of additional development traffic from the strategic site, but also providing significant additional benefits to the primary local road network and reducing the potential for future congestion in the wider area. In the event that the any landowner delays the delivery of the route and/or does not reasonably make available part or all of the route then Arun District Council will utilise Compulsory Purchase Order powers to deliver the entire route of the road from the A29 Fontwell Avenue in the north to the A29 Lidsey Road in the south;</p>
	[ALP] INF SP1 Infrastructure provision and implementation (inter alia)	<p>The Local Planning Authority will support proposals by service providers for the delivery of utility infrastructure and the improvement or development of locally and regionally important infrastructure where needed to serve existing or new development required through this Plan, or to secure long term supply, subject to other relevant policies.</p>
	[BENP] GA1 Connection to sustainable transport	<p>New developments should integrate with the current green infrastructure network and provide access to public and community transport, to connect with the social, community and retail facilities of the villages.</p>
	[BENP] H1 Specific site allocation	<p>Permission will be granted for at least 60 new homes in Eastergate on land identified on the Proposals Map, provided that the development meets the requirements of the policies set out in this Plan and the Arun District Local Plan.</p>
Design	[ALP] D SP1 Design	<p>All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.</p> <p>With major developments (as defined in the GDPO 1995 (as amended) or allocated sites in the Development Plan. In addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required.</p>
	[ALP] D DM1 Aspect of form and design quality (inter alia)	<p>When considering any application for development the Council will have regard to the following aspects:</p> <ol style="list-style-type: none"> 1. Character Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features. 2. Appearance/attractiveness Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area. 3. Impact Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance. 4. Innovation

		<p>Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.</p> <p>5. Adaptability Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.</p> <p>7. Trees and woodland All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.</p> <p>9. Public realm Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.</p> <p>10. Layout – movement Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.</p> <p>11. Layout - legibility Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).</p> <p>15. Aspects of form and design quality Development should also comply with the Arun District Council Design Guide.</p>
	[ALP] H SP2C Barnham/Eastergate/Westergate (SD5) (inter alia)	<p>This allocation is located around the small settlements of Barnham Eastergate and Westergate. This Strategic Allocation will provide at least 2,300 dwellings over the plan period, and up to 3,000 in total (a further 700 beyond 2031). Development proposals must demonstrate compliance with the following key design and infrastructure requirements:</p> <p>a. Preserve the separate identities and avoid any further physical coalescence of the three villages of Barnham, Eastergate and Westergate through the delivery of green infrastructure. Eastergate and Barnham should be protected from a continuous urban form / coalescence along the north and south aspects of the B2233,</p> <p>b. the design of development and landscaping shall ensure that there is continuity between the existing landscape setting and villages,</p> <p>c. the design and layout of the development shall take account of the location of the railway line crossing the site,</p>
	[BENP] ES5 Quality of design	<p>All new development within the parishes should be of a high quality design, and will be expected to conform to the forthcoming Barnham and Eastergate Design Guide once it has been adopted as supplementary planning guidance in accordance with paragraph 1.41 of the Local Plan.</p>
	[BENP] ES6 Contribution to local character	<p>New development should contribute positively to the character of the two villages, and should reflect the design qualities of their time, so that the richness of varied character continues and is extended into the future.</p>
Air Quality (ES Chapter 6)	[ALP] QE SP1 Quality of the environment	<p>The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.</p> <p>The location of existing industrial and commercial uses, including waste management uses, must be taken into consideration when assessing proposals for development sensitive to noise, light, odour and outputs to air. This is to ensure that land allocated for these uses are protected and to ensure that the amenity of new developments and facilities is safeguarded from the impacts of incompatible land uses.</p>

	[ALP] QE DM3 Air Pollution	<p>All major development proposals will be required to assess the likely impacts of the development on air quality and mitigate any negative impacts by:</p> <ol style="list-style-type: none"> Ensuring the development is located within easy reach of established public transport services; Maximising provision for cycling and pedestrian facilities; Encouraging the use of cleaner transport fuels on site, through the inclusion of electric car charging points; and Contributing towards the improvement of the highway network where the development is predicted to result in increased congestion on the highway network. <p>Developments shall also be consistent with all other Local Plan policies.</p>
Noise and Vibration (ES Chapter 7)	[ALP] QE DM1 Noise pollution	<p>Developers proposing new noise generating development must seek advice from an early stage to determine the level of noise assessment required. Proposals will need to be supported by:</p> <ol style="list-style-type: none"> Evidence to demonstrate that there are no suitable alternative locations for the development. A noise report which provides accurate information about the existing noise environment, and the likely impact of the proposed development upon the noise environment. The report must also demonstrate that the development meets appropriate national and local standards for noise, as set out in Annex 1 of the Planning Noise Advice Document: Sussex, and any mitigation measures required to ensure noise is managed to an acceptable level. Evidence to demonstrate that the development will not impact upon areas identified and valued for their tranquillity, including Gaps Between Settlements which are important to the enjoyment of Arun's countryside, its habitats and biodiversity.
Transport and Access (ES Chapter 8)	[ALP] EMP DM2 Enterprise Bognor Regis (inter alia)	<p>The areas constituting Enterprise Bognor Regis, identified as sites 1-4 of the Strategic Employment Land Allocation, are allocated to promote economic growth in Bognor Regis the wider Coastal West Sussex sub region. A phased mix of B1, B2 and B8 uses will be supported where the following are addressed:</p> <ol style="list-style-type: none"> Suitable upgrading and provision of access and/or junctions to the A29/A259 and Rowan Way as appropriate;
	[ALP] H SP2c Inland Arun: Barnham/Eastergate/Westergate (SD5) (inter alia)	<p>This allocation is located around the small settlements of Barnham Eastergate and Westergate. This Strategic Allocation will provide at least 2,300 dwellings over the plan period, and up to 3,000 in total (a further 700 beyond 2031). Development proposals must demonstrate compliance with the following key design and infrastructure requirements:</p> <ol style="list-style-type: none"> transport requirement including: <ol style="list-style-type: none"> a new A29 route through the allocation which provides all necessary linkages and routing between the A259 (Bognor Regis Relief Road) to the south and A27 to the north and includes a bridge over the railway to the east of the current Woodgate crossing. The construction of this new route will be regarded as not only mitigating the effect of additional development traffic from the strategic site, but also providing significant additional benefits to the primary local road network and reducing the potential for future congestion in the wider area. In the event that the any landowner delays the delivery of the route and/or does not reasonably make available part or all of the route then Arun District Council will utilise Compulsory Purchase Order powers to deliver the entire route of the road from the A29 Fontwell Avenue in the north to the A29 Lidsey Road in the south;
	[ALP] T SP1 Transport and Development (inter alia)	<p>To ensure that growth in the District strengthens Arun's economic base, reduces congestion, works to tackle climate change and promotes healthy lifestyles; the Council will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.</p> <p>The Council will support transport and development which:</p>

		<p>a. Is designed to reduce the need to travel by car by identifying opportunities to improve access to public transport services and passenger transport services whilst making provision for safe access to the highway network through improvements to the existing road network and the promotion of vehicles which use low-carbon energy;</p> <p>b. Is incorporated into the District's green infrastructure network and gives priority to pedestrian and cycle movements;</p> <p>c. Protects committed and indicative lines of major road schemes from development and, where applicable, contributes towards new road schemes which improve north-south links between Bognor Regis and Littlehampton and the A27, to ensure that they are delivered in line with strategic growth in the District;</p> <p>[...]</p> <p>e. Is supported by an effective and deliverable Transport Assessment which demonstrates that the transport effects of development on the local and strategic road network can be satisfactorily mitigated and a Travel Plan, which is effective and deliverable, and;</p> <p>f. Explains how the development has been designed to:</p> <ul style="list-style-type: none"> i. accommodate the efficient delivery of goods and supplies; ii. give priority to pedestrian and cycle movements and have access to high quality public transport facilities; iii. create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter; v. consider the needs of people with disabilities by all modes of transport.
	[ALP] T SP3 Safeguarding the Main Road Network (inter alia)	<p>To ensure that improvements necessary to enhance the strategic and supporting road network within the District can be carried out, the lines of major road schemes, as shown on the Policies Map, will be protected from development as follows:</p> <p>Safeguard the indicative lines of the following schemes, to support the delivery of planned growth through the Local Plan. These schemes are subject to design, consultation and approval:</p> <ul style="list-style-type: none"> i. A29 realignment and access route through the Barnham/Eastergate/Westergate site allocation j. A29 realignment (southern tie-in) k. A29 realignment (northern tie-in)
	[ALP] T DM1 Sustainable Travel and Public Rights of Way (inter alia)	<p>New development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport services, the public right of way and cycle networks, must be available and accessible to all members of the community</p> <p>Proposals for all new development must:</p> <ul style="list-style-type: none"> d. Contribute towards the provision of a joined up cycle network and Public Rights of Way network, taking into account the aspirational cycle network, which provides convenient, accessible, safe, comfortable and attractive routes for pedestrians and cyclists and; where appropriate, horse riders, both within the development and in the form of links between the development and; i. places of work, education, leisure and food retail;
	[BENP] GA2 Footpath and cycle path network	<p>Support will be given to proposals that improve and extend the existing footpath and cycle path network, allowing greater access to new housing, the village centres, green spaces and the open countryside. The loss of existing footpaths and cycle paths will be resisted.</p>
Ecology (ES Chapter 9)	[ALP] SD SP1a Strategic Approach (inter alia)	<p>To maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services, the spatial strategy for Arun District to 2031 is to;</p> <ul style="list-style-type: none"> k. Retain and enhance natural environment resources, including biodiversity
	[ALP] ENV SP1 Natural Environment (inter alia)	<p>Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species.</p>
	[ALP] ENV DM1 Designated Sites of biodiversity or geological importance (inter alia)	<p>a. Proposed development likely to have an adverse effect on land with the designated features of any Site of Biodiversity or Geological Importance as listed in Tables 17.1</p>

		- 17.7 or any subsequently designated sites (either individually or in combination with other developments), will not normally be permitted. Consideration will be given to the exact designated features present on the site, their scarcity/rarity and recognition of the protection offered by their existing status.
	[ALP] ENV DM3 Biodiversity Opportunity Areas (inter alia)	<p>Development shall:</p> <ol style="list-style-type: none"> Retain and sympathetically incorporate locally valued and important habitats, including wildlife corridors and stepping stones Be designed in order to minimise disturbance to habitats <p>Development proposals that do not reasonably address opportunities for enhancing these through their design, layout and landscaping or access/management shall not be permitted. Where a development scheme would result in a habitat loss, mitigation measures will be proposed as part of the proposed scheme and such measures agreed with the Local Planning Authority prior to the determination of any planning application.</p>
	[ALP] ENV DM4 Protection of Trees	<p>Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:</p> <ol style="list-style-type: none"> Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or Would enhance the survival and growth prospects of other protected trees; The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland. <p>Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme.</p> <p>Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning permission given.</p> <p>Where there are existing trees on or adjacent to a development site, developers shall be required to provide:</p> <ol style="list-style-type: none"> Land and tree surveys A tree constraints plan An arboricultural impact assessment to include a tree protection plan and arboricultural method statement <p>These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.</p>
	[ALP] ENV DM5 Development and biodiversity	<p>Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.</p> <p>Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.</p> <p>All developments shall have regard to Natural England's standing advice for protected species.</p>

	[BENP] ES10 Trees and Hedgerows	<p>Development that damages or results in the loss of ancient trees or trees or hedgerows of arboricultural and amenity value will not be supported. Development proposals must be designed to retain ancient trees or trees or hedgerows of good arboricultural and amenity value. A minimum buffer of at least 15 metres in width should be maintained between ancient woodland and any development boundary;</p> <p>Proposals should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained;</p>
	[ALP] SD SP3 Gaps Between Settlements (inter alia)	<p>The generally open and undeveloped nature of the following gaps between settlements, as identified on the Policies Maps will be protected to prevent coalescence and retain their separate identity:</p> <ul style="list-style-type: none"> • Barnham to Walberton <p>Development will only be permitted within the gaps if:</p> <ol style="list-style-type: none"> a. It would not undermine the physical and/or visual separation of settlements; b. It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development; c. It cannot be located elsewhere; and d. It maintains the character of the undeveloped coast; e. or, if a subsequent DPD or Neighbourhood Plan deems it appropriate through an allocation.
Landscape and Views (ES Chapter 10)	[ALP] H SP2C Barnham/Eastergate/Westergate (SD5) (inter alia)	<p>This allocation is located around the small settlements of Barnham Eastergate and Westergate. This Strategic Allocation will provide at least 2,300 dwellings over the plan period, and up to 3,000 in total (a further 700 beyond 2031). Development proposals must demonstrate compliance with the following key design and infrastructure requirements:</p> <ol style="list-style-type: none"> a. Preserve the separate identities and avoid any further physical coalescence of the three villages of Barnham, Eastergate and Westergate through the delivery of green infrastructure. Eastergate and Barnham should be protected from a continuous urban form / coalescence along the north and south aspects of the B2233, b. the design of development and landscaping shall ensure that there is continuity between the existing landscape setting and villages, f. significant views to and from the South Downs shall be incorporated within the site,

	[ALP] GI SP1 Green Infrastructure and development	<p>The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.</p> <p>All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.</p> <p>Where compatible with nature conservation objectives, development proposals must identify opportunities to connect existing Green Infrastructure assets with the coast, the South Downs National Park or to the District's inland villages. Opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets and should be based upon those opportunities set out in the supporting text.</p>
	[ALP] LAN DM1 Protection of Landscape Character	<p>Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.</p> <p>Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas</p> <p>The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting</p>
	[ALP] QE SP1 Quality of the environment (inter alia)	<p>The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.</p> <p>The location of existing industrial and commercial uses, including waste management uses, must be taken into consideration when assessing proposals for development sensitive to noise, light, odour and outputs to air. This is to ensure that land allocated for these uses are protected and to ensure that the amenity of new developments and facilities is safeguarded from the impacts of incompatible land uses.</p>
	[BENP] ES3 The Local Gap/Green Infrastructure Corridor	New development within the Local Gap/Green Infrastructure Corridor, other than the replacement or minor extension of an existing building, will not generally be supported.
	[BENP] ES4 Protection of open views	Open views towards the countryside or across open spaces will be maintained if possible. An assessment of views to and from the development should accompany a planning application wherever relevant.
Water Resources and Flood Risk (ES Chapter 11)	[ALP] SD SP1a Strategic Approach (inter alia)	<p>To maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services, the spatial strategy for Arun District to 2031 is to;</p> <p>j. Ensure that development, particularly in the undeveloped areas of the District, takes account of the coastal topography to mitigate and adapt to climate change, especially in high risk flood areas.</p>
	[ALP] W SP1 Water	<p>Arun District Council will encourage water efficiency measures in order to protect the District's water resources and enhance the quality of the water environment which supports a range of habitats and ecosystems. Development will be encouraged to make active use of surface water as a design feature and permitted where it identifies measures to improve and enhance waterbodies, coastal habitats or provides additional flood relief.</p> <p>The Council will also support development that:</p> <p>a. is appropriately located, taking account of flood risk and promotes the incorporation of appropriate mitigation measures into new development, particularly Sustainable Drainage Systems that reduces the creation and flow of surface water and improves water quality;</p> <p>b. reduces the risk to homes and places of work from flooding whilst increasing biodiversity;</p> <p>c. delivers a range of community benefits including enhancing the quality of life and providing greater resistance to the impact of climate change.</p>
	[ALP] W DM1 Water supply and quality (inter alia)	To ensure good water quality in the District, all major developments must:

		<p>a. Illustrate, where necessary, how they have contributed to the protection and enhancement of waterbodies identified by the South East River Basin Management Plan objectives; and</p> <p>b. Demonstrate, where it will materially increase foul and/or surface water discharges, adequate drainage capacity exists or can be provided as part of the development. Where adequate capacity does not exist, there will be a requirement that facilities are adequately upgraded prior to the completion and occupation of development. In sewered areas, there will be a general presumption against the use of non mains foul water drainage.</p>
	<p>[ALP] W DM2 Flood Risk</p>	<p>Development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA) , will only be permitted where all of the following criteria have been satisfied:</p> <ol style="list-style-type: none"> The sequential test in accordance with the National Planning Policy Guidance has been met A site specific Flood Risk Assessment demonstrates that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall. The sustainability benefits to the wider community are clearly identified. The scheme identifies adaptation and mitigation measures. Appropriate flood warning and evacuation plans are in place; and New site drainage systems are designed to take account of events which exceed the normal design standard i.e. consideration of flood flow routing and utilising temporary storage areas. <p>The reports prepared as part of the criteria above must take into account contingency allowances, taking climate change into account as set out in Flood Risk Assessments:climate change allowances section of the NPPG.</p> <p>In locations where strategic flood defence or resilient and resistant construction measures are necessary within the site itself, proposals will be required to demonstrate how measures have been incorporated as an intrinsic part of the scheme in a manner which is compatible with the latest Strategic Flood Risk Assessment.</p> <p>All development proposals must take account of relevant Surface Water Management Plans, Catchment Flood Management Plans and related Flood Defence Plans and strategies such as the Lower Tidal River Arun Strategy. The council may require financial contributions from development on sites where measures to address flood risk or to improve the environmental quality of watercourses have been identified by these Plans and Strategies.</p>
	<p>[ALP] W DM3 Sustainable Urban Drainage Systems (inter alia)</p>	<p>To increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.</p> <p>Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design. These features include:</p> <ul style="list-style-type: none"> • Green roofs • Permeable driveways and parking • Soakaways • Water harvesting and storage features including water butts. <p>Proposals for major development must also integrate SUDS within public open spaces and roads, reflecting discussion with the appropriate bodies. SUDS must therefore be integrated into the overall design of a development and must:</p> <ol style="list-style-type: none"> Contribute positively to the appearance of the area, integrating access to allow maintenance of existing watercourses and the system. Effectively manage water (including its quality) Accommodate and enhance biodiversity by making connections to existing Green Infrastructure assets and Provide amenity for local residents (ensuring a safe environment) Retain the existing drainage network of the site and the wider area, Be maintained in perpetuity, supported through a Maintenance and Management Plan/Regime, including its financing, agreed with the Local Planning Authority.

		<p>In order to ensure that SUDS discharge water from the development at the same or lesser rate, as prior to construction, developers must:</p> <p>f. Follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations and the SUDS manual produced by CIRIA.</p> <p>g. Undertake up to six months groundwater monitoring within the winter period.</p> <p>h. Undertake winter percolation testing in accordance with BRE365.</p> <p>i. The proposed drainage system must be designed to ensure that there is no flooding on a 1 in 30 year storm event.</p> <p>j. The design must also take account of the 1 in 100 year storm event plus 30% allowance for climate change, on stored volumes, to ensure that there is no flooding of properties or the public highway or inundation of the foul sewerage system. Any excess flows must be contained within the site boundary, and within designated storage areas.</p>
	[ALP] ECC SP1 Climate Change (inter alia)	<p>The Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.</p> <p>In order to achieve this, development must be designed to take account of the following issues:</p> <p>a. Location (in relation to flood risk and vulnerability to coastal erosion);</p> <p>b. Water efficiency;</p> <p>e. Layout and massing;</p> <p>f. Resilience of buildings and building materials to extreme weather events; and</p> <p>g. Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS)</p>
	[BENP] ES1 Flooding, drainage and new development (inter alia)	<p>New development should aim to reduce the overall level of flood risk in the area:</p> <p>Planning permission should only be granted for new development subject to a condition that:</p> <ul style="list-style-type: none"> no development shall commence until full details of the proposed drainage schemes for surface and foul water (including details of their routing, design, and subsequent management and maintenance) have been submitted to and approved by the planning authority; and <p>no building shall be occupied until the drainage schemes have been implemented in accordance with the approved details</p>
Geology and Soils (ES Chapter 12)	[ALP] SO DM1 Soils (inter alia)	<p>Unless designated by this Plan or a Neighbourhood Development Plan, the use of Grades 1, 2 and 3a of the Agricultural Land Classification for any form of development not associated with agriculture, horticulture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term.</p>
Archaeology and Heritage (ES Chapter 13)	[ALP] HER SP1 The Historic Environment (inter alia)	<p>The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:</p> <p>Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.</p> <p>Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;</p> <p>Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.</p>
	[ALP] HER DM6 Sites of Archaeological Interest	<p>There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Where proposed developments will have either a direct impact on sites listed in Table 16.1 (i.e. developments requiring Scheduled Monument Consent) or where developments will have an indirect impact on the settings of those sites listed in Table 16.1, or where a site on which development is proposed has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record) permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites.</p> <p>In all such instances</p> <p>a. Applicants must arrange for a desk based archaeological assessment of the proposed development site to be undertaken by a suitably qualified person. The archaeological assessment will take the form of a factual review of the known information on historic</p>

		<p>assets and an appraisal of these assets. This information shall accompany the planning application, and, where not supplied, will be required before any planning application is determined*. Where the Planning Authority has reason to believe, either from the archaeological assessment as above, or from other evidence sources, that significant archaeological remains may exist, further assessment in the form of a field evaluation will be required to be carried out before the planning application is determined. Any field survey undertaken shall be carried out by a professionally qualified archaeological organisation or consultant only. All stages of archaeological fieldwork shall be subject to a Written Scheme of Investigation approved by the local planning authority. No development shall take place on the proposed development site until the applicant, or their agents or successors in title, is in receipt of a Written Scheme of Investigation that has been approved by the Local Planning Authority;</p> <p>or</p> <p>b. A field evaluation as above, which shall include a historic environmental record of the archaeological site without the requirement to undertake a separate desk based archaeological assessment.</p> <p>c. Preservation in situ of archaeological sites or remnants of such sites, is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that the preservation of archaeological remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. Any such programme shall be carried out prior to the commencement of the development.</p> <p>d. Whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ. Developers shall record any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and possible impact, and to make this evidence (and any archive generated) publicly accessible.</p> <p>e. Where development is to be phased the presumption would normally be that the whole site should be recorded as one project in order to maintain the continuity of the archaeological record.</p> <p>f. Developments shall also be consistent with all other Local Plan Policies.</p> <p>* Those submitting planning applications are strongly advised however to undertake a desk based archaeological assessment in advance of a planning application being lodged as, depending on the outcome of this assessment, further assessment in the form of a field evaluation may be required (as outlined in a. above).</p>
<p>Other environmental considerations</p>	<p>[ALP] QE DM2 Light Pollution</p>	<p>Planning permission for proposals which involve outdoor lighting must be accompanied by a lighting scheme prepared according to the latest national design guidance and relevant British Standards publications. Outdoor lighting schemes will be considered against the following criteria:</p> <p>a. No adverse impact on neighbouring uses or the wider landscape, particularly with regard the South Downs International Dark Sky Reserve designation;</p> <p>b. Light levels being the minimum required for security and working purposes;</p> <p>c. Minimising the potential glare and spillage; and</p> <p>d. The degree to which outdoor lighting can be powered by on-site renewable sources.</p> <p>Where appropriate, the Local Planning Authority will seek to control the times of illumination</p>
	<p>[ALP] WM DM1 Waste Management (inter alia)</p>	<p>Proposals for development anticipated to cost over £300,000 must identify the volume and type of materials to be demolished and/or excavated as part of the development. Opportunities for the re-use and recovery of materials on site must be demonstrated and off-site disposal of waste must be minimised and managed.</p>

Acronyms

ALP – Arun Local Plan 2018

BENP – Barnham and Eastergate Neighbourhood Development Plan 2014-29 (Made 2014)