



LOCAL AUTHORITY PLANNING REVIEW

/ FOCUS ON ARUN /

This review will take a focused look at the housing situation, planning considerations and council make-up of Local Planning Authorities across the south east. This update focuses on Arun, West Sussex.

ARUN'S HOUSING SITUATION

The Arun Local Plan 2011-2031 was published in October 2014 for consultation after a number of minor modifications. Subsequent to its submission for examination in January 2015, the initial examination hearings commenced in June 2015 where the first inspector raised issues surrounding the Council's housing target and the Objectively Assessed Need (OAN).

Following the retirement of the first inspector, a hearing regarding the OAN was carried out by the second inspector in January 2016. In February 2016, the examination was suspended while further work took place regarding the OAN.

Examination of the Local Plan was re-opened under a third inspector in July 2017. Initial hearings were carried out between September and November 2017 with further hearings in January and February 2018 in relation to the Council's main modifications. The outcome of these hearings has not yet been published.

A clear issue with the emerging plan is the woeful lack of housing land supply, meaning that upon adoption, many of the policies will already be out of date. There does not appear to be a clear plan as to how this will be tackled.

In a recent appeal¹, an outline application for 50 units was allowed on the basis of Arun's lack of housing supply and no adopted Local Plan tipping the planning weight in favour of sustainable development. Further, it stated that whilst the Council now understands its housing need to be 919dpa, when a 20% buffer is applied to this alongside previous



ARUN HOUSING STATISTICS²



919

Housing target (dpa)



609

Average completions (per year)



-310

Annual shortfall

shortfall the need is upwards of 1,200dpa. As Arun has under three years' housing supply, the 2016 Written Ministerial Statement comes into force which means that neighbourhood plans are also to be considered out of date.

DEVELOPMENT PLAN

Emerging development plan

- Local Plan currently at examination.
- Inspector's report was expected autumn 2017.
- Adoption was expected winter 2017.

ARUN DISTRICT PROFILE

Arun is located on the south coast in West Sussex. To the west lies Chichester with

Worthing to the east. The northern half of Arun falls within South Downs National Park (SDNP) which has a separate local planning authority.

The majority of the population lives in the urban areas of Bognor Regis and Littlehampton. In the west of Arun are the 'Six Villages' of Aldingbourne, Barnham, Eastergate, Westergate, Walberton and Yapton which benefit from close spatial alignment and the sharing of facilities, making it a sustainable area for development.

Arun has one of the highest populations of elderly people in the UK, with 27% of residents aged 65 and older³. This makes it a key location for specialist housing.

KEY PLANNING CONSIDERATIONS



0%
of LPA within
Green Belt



27% of population
aged 65 or older



Not in place



No significant district-wide
environmental
designations



2.07 years housing
land supply¹



919 dpa target²

1. Appeal reference: APP/C3810/N/17/3166900.

2. Authority Monitoring Report 2016-2017 (January 2018).

3. Local Plan Publication version (October 2014).

NEIGHBOURHOOD PLANS

There are 15 communities which have made Neighbourhood Development Plans. One has been withdrawn and one is currently at examination.

- Aldingbourne - made 9 November 2016.
- Angmering - made 11 March 2015.
- Arundel - made 30 April 2014.
- Barnham & Eastergate - made 16 July 2014.
- Berstead - made 5 November 2014.
- Bognor Regis - made 11 November 2015.
- Climping - made 13 January 2016.
- East Preston - made 11 March 2015.
- Felpham - made 16 July 2014.
- Ferring - made 14 January 2015.
- Ford - currently at examination. Examiner's report published 18 September 2017.
- Kingston - made 11 March 2015.
- Littlehampton - made 5 November 2014.
- Pagham - pre-submission consultation concluded 13 November 2015. Plan withdrawn.
- Rustington - made 11 March 2015.
- Walberton - made 8 March 2017.
- Yapton - made 5 November 2014.

KEY PERSONELL

Councillors



Planning staff



SETTLEMENT HIERARCHY



HOW PRP CAN HELP

The planning team at PRP provides planning consultancy services in alignment with the other services within the practice. Our work spans the full development cycle, from promoting schemes through the planning system and preparing and supporting planning applications, through to the delivery of schemes on site, clearance and discharge of conditions, as well as s106 work. The team works on a variety of residential-led developments across London and the south east.

We are familiar with the policies and the planners at the Council and have the skills to communicate effectively with planning decision-makers and stakeholders, adding to our in-depth analysis of the planning system as a whole.

From the promotion of a site and bespoke searches for sites, to our full range of planning services, PRP provides flexibility which enables a tailored approach to be applied to suit our clients' needs.

If you are interested in discussing how we can assist in these areas, please contact our team.

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