

Action plan for “testing” ADC’s draft housing allocation of 200 housing units (2018) draft v1

Following the meeting with Kevin Owen (ADC) on 16th August 2023, the Parish Council has the opportunity to “test” ADC’s 2018 allocation by submitting robust evidence. Necessarily, this evidence must: (i) identify the location of all land that might conceivably be considered for development, (ii) describe the constraints that likely curtail this development, (iii) in consequence, identify the location of the sites where development is considered possible, and (iv) propose the number and type of dwellings that each development site could offer. This new proposed housing allocation would apply to the period up to 2031, in line with Arun’s Local Plan. The robust evidence produced will also provide a basis for any housing allocations beyond 2031.

It is proposed to complete information gathering by the end of September 2023 and prepare a report (including all maps) for submission to ADC by the end of October 2023. This timescale will facilitate the timely completion of AECOM’s Housing Needs Assessment report and will tie in with the planned preparation of the Middleton-on-Sea Neighbourhood Development Plan.

This draft Action Plan will be confirmed at the NDP Planning Policy Task Group meeting on Wednesday, 13th September 2023.

Ref	Topic	Action	Action by
1	Availability of land for development	<ul style="list-style-type: none"> a) Review land ownership of all potential development sites by searching land registry b) Review ADC’s brown field land register c) Determine ownership and circumstances of three brown field sites in Middleton: (i) old garage, (ii) The Beresford pub, (iii) telephone exchange d) Are there any other brown field sites in Middleton or Elmer? e) Prepare land development maps (A3 and A4) which show all potential development sites, using HELAA or new reference numbers (map of WSCC’s sites available) f) Conclusions 	<ul style="list-style-type: none"> JL JL JL Coord. Grp JL/AE ✓ CH/JL/AE
2	Settlement gap boundary	<ul style="list-style-type: none"> a) Obtain map showing settlement gap b) Outline ADC’s planning policies that apply c) Conclusions 	<ul style="list-style-type: none"> ✓ ✓ CH
3	Built up land boundary	<ul style="list-style-type: none"> a) Obtain map showing built up land boundary b) Outline ADC’s planning policies that apply c) Conclusions 	<ul style="list-style-type: none"> ✓ ✓ CH
4	Land quality	<ul style="list-style-type: none"> a) Obtain map showing agricultural land and its classification b) Outline ADC’s planning policies that apply c) Conclusions 	<ul style="list-style-type: none"> ✓ ✓ CH

5	Susceptibility to flooding	<ul style="list-style-type: none"> a) Description and map of drainage system, ditches and rifes (including notes of meeting with WSCC and ADC on 16th August 2023) b) Land elevations from WSCC 2015 report c) Fluvial and tidal flooding (ADC map available from 2018 and EA map from 2021) d) Review influence of coastal erosion (note prepared by Environ. TG) e) Groundwater (ADC map available from 2018) f) Surface run-off (EA susceptibility map from 2021) g) Review practical limitations of SuDS, based on local experience h) Climate change impacts (ADC fluvial and tidal flood risk map for up to 2111) i) Conclusions 	<p>AC</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>JB</p> <p>✓</p> <p>CH/AC</p>
6	Sewerage	<ul style="list-style-type: none"> a) Description, capacity and map of sewerage system: sewers, pumping stations, treatment works b) Discharge and overflow points and their compliance with consented conditions c) Southern Water's risk assessment (BRAVA) – the regional infrastructure deficit and its impact on environmental water quality d) Sewage flooding and risks to public health: written complaint to ADC e) Southern Water's very limited investment profile (review wastewater catchment plans and overarching Asset Management Plans) f) Conclusions 	<p>AC/CH</p> <p>CH</p> <p>✓</p> <p>CH/JL</p> <p>CH</p> <p>CH/AC</p>
7	Water supply	<ul style="list-style-type: none"> a) Description of water supply system b) Portsmouth Water's regional water supply deficit c) Limitations to local water supply capacity d) The long term nature and limited extent of Portsmouth Water's mitigation strategy e) Conclusions 	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>CH</p>
8	Transport	<ul style="list-style-type: none"> a) Describe present road system problems b) Prepare map showing road status (adequate to inadequate) c) Identify planned improvements d) Conclusions 	<p>PG/NM</p> <p>NM/PG/JL</p> <p>NM/PG</p> <p>CH/NM/PG</p>

9	Habitat and biodiversity	a) Map showing green spaces additional to agricultural land, including hedges and significant locations of trees b) Evidence of the habitats available and the biodiversity they support c) Conclusions	NM/JB/JL PG CH
10	Proposed housing allocation for Middleton-on-Sea Parish	a) The extent and location of development possible on presently undeveloped sites b) The extent and location of development possible on specified brown field sites c) The total number of new dwellings possible up to 2031	CH/JL/AE CH/JL/AE CH/JL/AE

Actions by: CH = Colin Hayes, JL = Joe Lake, AE = Alison Eardley, JB = Joanne Brown, PG = Pamela Godfrey,
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