

A NEW PLAN FOR ADUR

Give us your views on the Draft Adur Local Plan 2012

INTRODUCTION

The new Draft Adur Local Plan aims to guide the future development of Adur and help protect its environment and facilities up to 2028. It seeks to achieve a balance in meeting needs for development – homes, employment, shopping and community facilities – with the need to protect and enhance Adur's character and valued features such as open spaces, landscape and historic features.

Following a number of previous consultation stages, we now need your views on the Draft Adur Local Plan and specifically on the amount of new homes to be provided and the site options proposed to accommodate them.

Following this consultation, we will consider your views and produce a Pre-Submission version of the Draft Adur Local Plan next year which will be consulted on again before being submitted to the Government and a Public Examination held.

The Draft Adur Local Plan must be in line with Government planning policy (the National Planning Policy Framework), be backed up by good evidence and must be deliverable. A number of technical studies have informed the Plan and an Infrastructure Delivery Plan is being produced which will identify how new infrastructure to serve proposed new development is to be brought forward.

WHICH AREA DOES THE DRAFT ADUR LOCAL PLAN COVER?

The Draft Adur Local Plan covers Shoreham-by-Sea, Southwick, Fishersgate, Lancing and Sompting. It also identifies Shoreham Harbour and Shoreham Airport as key regeneration sites.

The Draft Adur Local Plan however does not include that part of Adur which is within the South Downs National Park – this will be included within a separate Plan to be produced by the Park Authority.

WHAT WILL THE DRAFT ADUR LOCAL PLAN DO?

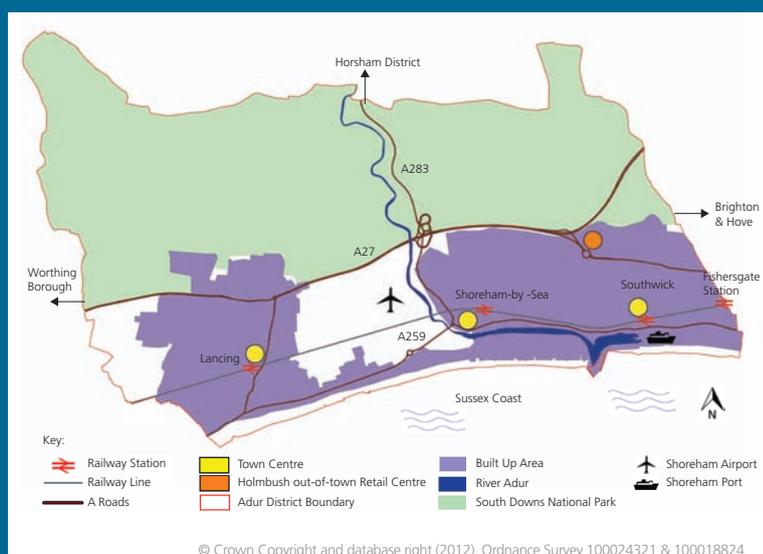
Help regenerate Adur through providing new homes, jobs and infrastructure

Help guide investment and new infrastructure

Steer new development to the right areas

Help protect the environment and valued features

Be used to help decision making on planning applications



WHAT ARE THE MAIN ISSUES THE DRAFT ADUR LOCAL PLAN ADDRESSES?

- The need for regeneration – more opportunities for business, new jobs and skills development
- Meeting the housing needs arising from a growth in households – providing for a mix of house types and sizes as well as affordable homes
- How to provide new development to meet needs within a constrained district (flood risk areas and the National Park)
- Tackling road and junction congestion and improving public transport use
- Adapting to climate change and flood risk vulnerability
- Securing sustainable forms of development that are more efficient in terms of energy, water and waste
- Improving health and well-being through new infrastructure and open space provision
- Maintaining and enhancing the built, historic and natural environment

WHAT IS THE SPATIAL STRATEGY OF THE DRAFT ADUR LOCAL PLAN?

A Vision and a number of Objectives in the Draft Adur Local Plan seek to address the above issues. A Spatial Strategy broadly sets out the way that regeneration and Adur's development needs will be met:

- The built-up areas of Lancing, Sompting, Shoreham-by Sea, Southwick and Fishersgate should be looked at first to meet development needs up to 2028.
- It will also be necessary to release some greenfield sites on the edge of the built up areas to meet needs as long as this does not significantly compromise the Local Green Gaps.
- Shoreham Harbour will remain a focus for regeneration offering opportunities for a significant number of new homes and jobs, contributing to meeting Adur's housing needs.
- Shoreham Airport will also be a focus for economic regeneration through new employment floorspace provision.
- The character of Sompting village (which lies outside of the Built-Up Area Boundary) will be respected and maintained.

HOW DOES THE PLAN ADDRESS THE ISSUES?

How much housing is needed?

A study undertaken last year indicated that to meet housing needs up to 2028, 270 homes per year were needed (a total of 4590 homes) to meet the growth in households from the existing population as well as some in-migration. However, it is not considered possible or realistic to provide this amount of new homes due to physical capacity, environmental constraints and the impact on infrastructure.

It should be noted that the Shoreham Harbour regeneration area will be ring-fenced separately from the district wide housing target due to the unique characteristics of the site which make it complex to wholly bring forward within the plan period and unable to be replicated elsewhere.

We are consulting on two housing targets which propose lower amounts of housing than the identified need but still go some way to meet Adur's needs:

OPTION A

1785 homes (105 per annum) plus 1050 at Shoreham Harbour up to 2028 This is not too dissimilar from the current figure of 2,100 in the South East Plan (which sets a target of 105 homes to be built each year between 2006-2026)

OPTION B

2635 homes (155 per annum) plus 1050 at Shoreham Harbour up to 2028 This is an option which goes further towards meeting housing needs but has more of an impact on the Local Green Gaps, flood risk and on infrastructure.

All the sites share some common characteristics – they are all on the edge of the Local Green Gaps, they impact on the landscape and on the road network. However they also help to meet housing needs and will improve existing and provide new infrastructure. Each site offers opportunities but they also have a number of constraints:

NEW MONKS FARM, LANCING

Can provide new homes and jobs as well as new community facilities (e.g. a new primary school). Can also provide new open spaces, footpaths and cycle links making the Local Green Gap more accessible. It can also help to deliver a new access from the A27 shared with the Airport to realise new employment here and to improve the Sussex Pad junction. However the site has some flood risk issues, will have some impact on the landscape and will generate additional traffic.

LAND AT HASLER, LANCING

Can provide a mix of sustainable new homes and improve the existing sewers and roads on the estate. However, there are airport noise issues for certain parts of the site and it will generate additional traffic. The site is subject to flood risk and is dependent on the construction of flood defences along the river (albeit the development could contribute funding to these).

SOMPTING FRINGE

Can provide a mix of sustainable new homes and open up the Local Green Gap for public access and recreation. It can also improve the existing nature conservation site. However, the site will impact on the landscape of the narrow Local Green Gap and will generate additional traffic.

SOMPTING NORTH

Can provide a mix of sustainable new homes but is a sensitive site in terms of maintaining the integrity of the Local Green Gap. Noise from the A27 is a potential issue as is access and additional traffic generation onto local roads.

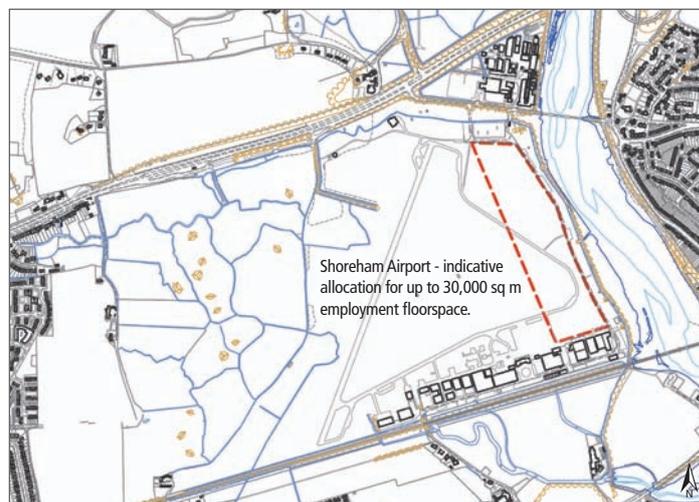


WHAT ELSE DOES THE DRAFT ADUR LOCAL PLAN CONTAIN?

Proposed development at Shoreham Airport

A significant opportunity to provide new employment floorspace (up to 30,000 sq m for both aviation and non aviation-related jobs) to help diversify Adur's economy and help its regeneration. However, this can only be achieved using greenfield land which will impact on the Local Green Gap. The site is close to the Site of Special Scientific Interest along the river and is subject to flood risk, being dependent on the construction of flood defences along the river (albeit the development could contribute funding to these). A new access to the site is needed from the A27 although this could be shared with the proposed New Monks Farm site development.

SHOREHAM AIRPORT



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Proposed regeneration at Shoreham Harbour

A major brownfield site opportunity for regeneration to secure in the region of 1050 new homes up to 2028 (and potentially more in the future) and up to 26,000 sqm of employment floorspace located on the northern side of the river (Western Harbour Arm) in Adur. It will also provide critical infrastructure such as new flood defences, improved transport links, better public access to the waterfront and associated community and leisure facilities. This is a challenging location to bring forward for new redevelopment for a number of reasons including complex land ownership, environmental designations and flood risk. As such, the new homes target for the regeneration area will be ring-fenced separately and dealt with in detail through the preparation of a Development Brief for the Western Harbour Arm and the Joint Area Action Plan being produced with Brighton & Hove City Council and West Sussex County Council.

SITE OPTIONS

We want your views on the proposed site options: Options A1, A2 & A3 relate to housing target Option A. Option B relates to housing target Option B

A summary of each of the 4 sites can be found overleaf

OPTION A1

- 1. NEW MONKS FARM** – (450 homes plus employment generating uses and community uses)
- 2. SOMPTING FRINGE** – (250 homes)
- 3. HASLER** – (300 homes)

(a total of 1000 homes on greenfield plus 870 homes on brownfield land elsewhere in District to give a grand total of 1870 homes)



1. NEW MONKS FARM



2. SOMPTING FRINGE



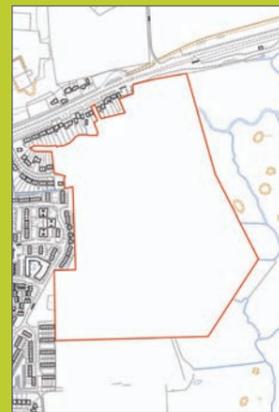
3. HASLER

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OPTION A2

- 1. NEW MONKS FARM** – (450 homes plus employment generating uses and community uses)
- 2. HASLER** – (450 homes)

(a total of 900 homes on greenfield plus 870 homes on brownfield land elsewhere in District to give a grand total of 1770 homes)



1. NEW MONKS FARM



2. HASLER

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★ Shoreham Harbour (Western Harbour Arm) - 1050 homes. Broad location for Shoreham Harbour to include housing as part of a mixed-use allocation

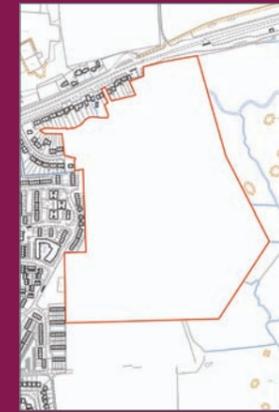
WHERE IN THE DISTRICT COULD THE NEW HOUSING BE PROVIDED?

Some of the new housing needed will come forward on previously developed land over the plan period (an estimate of 870 dwellings). However, the remaining amount and associated infrastructure will need to be on greenfield sites (after 2017/2018) and these are proposed on the edges of the main settlements of Lancing and Sompting where there is sufficient space. The remaining areas of the Local Green Gaps can then be protected and improved for

OPTION A3

- 1. NEW MONKS FARM** – (450 homes plus employment generating uses and community uses)
- 2. SOMPTING FRINGE** – (420 homes)

(a total of 870 homes on greenfield plus 870 homes on brownfield land elsewhere in District to give a grand total of 1740 homes)



1. NEW MONKS FARM



2. SOMPTING FRINGE

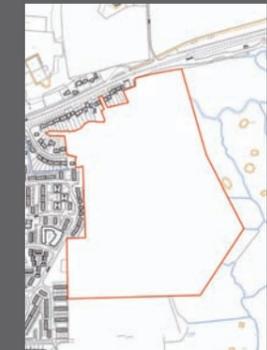
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enhanced recreation and better pedestrian and cycle access. This is a more sustainable approach than to use up lots of smaller open spaces within the built-up areas which are not of sufficient capacity and where new infrastructure is more difficult to provide. Shoreham Harbour remains a significant opportunity to provide new homes and is being treated as a separate ring-fenced target for the reasons set out above.

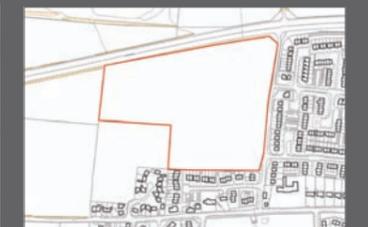
OPTION B

- 1. NEW MONKS FARM** – (600 homes plus employment generating uses and community uses)
- 2. SOMPTING NORTH** (210 homes)
- 3. SOMPTING FRINGE** – (420 homes)
- 4. HASLER** – (600 homes)

(a total of 1830 homes on greenfield plus 870 homes on brownfield land elsewhere in District to give a grand total of 2700 homes)



1. NEW MONKS FARM



2. SOMPTING NORTH



4. HASLER

3. SOMPTING FRINGE

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There are **specific place-based policies** for Lancing, Sompting, Shoreham-by-Sea, Southwick and Fishersgate to address a range of issues such as village and town centres, employment areas, environmental improvements, regeneration, traffic management, cycling and walking, and the historic and natural environment. There is also a specific policy to protect and enhance the countryside.

A range of **development management policies**. These cover, for example, the built environment and public realm; the historic environment; sustainable design; housing mix and quality; affordable housing; density; employment sites; retail and town centres; transport; infrastructure and flood risk.

The above is a very brief summary of some of the key contents of the Draft Adur Local Plan. Please refer to the Draft Adur Local Plan itself which can be viewed on the Council's website:

www.adur.gov.uk/local-plan-consultation

Comments may be made on any part of the Draft Adur Local Plan. Please use the attached questionnaire or use the electronic form which can be found on the Council's website. All representations need to be submitted by 5pm on Wednesday 31st October 2012.



An exhibition on the Draft Adur Local Plan will be held in the following locations:

LANCING VILLAGE ACTION

17 North Road, Lancing

Wed 19th Sept 14:30 - 19:30;
Thurs 20th Sept 10.00 - 14.00;
Tues 25th Sept 9:30 - 12:30 & 17:00 - 19:30;
Thurs 27th Sept 10.00 - 14.00
(Staffed On Wed 19th Sept 14.30 - 19.30 & Tues 25th Sept 9.30 - 12.30; 17.00 - 19.30)

HARRIET JOHNSON CENTRE

Loose Lane, Sompting

Mon 1st Oct to Wed 3rd Oct 9:00 - 18:00;
Thursday 4th Oct 9:00 - 13:00
(staffed on Tues 2nd Oct between 14:30 - 19:00)

SHOREHAM COMMUNITY CENTRE

Pond Road

Friday 5th Oct 9.00 - 21.00;
Sat 6th Oct 09.00 - 16.00;
Mon 8th to Fri 12th Oct 9.00 - 21.00
(staffed on Wed 10th Oct between 09:00 - 13:00)

SHOREHAM FARMERS MARKET

East Street

Sat 13th Oct 9:00 - 13.00
(staffed between 9.00 - 13.00)

SOUTHWICK COMMUNITY CENTRE

Southwick Street

Mon 15th to Fri 19th Oct 9:00 - 22:00
(staffed on Wed 17th Oct between 14:30 - 19:30)

HARRIET JOHNSON CENTRE

Loose Lane, Sompting

Mon 22nd to Wed 24th Oct 9.00 - 18.00,
Thur 25th Oct 9:00 - 13:00
(staffed on Tues 23rd Oct between 14:30 - 19:30)

ADUR CIVIC CENTRE

Ham Road, Shoreham-by-Sea

Fri 26th Oct; Mon 29th to Wed 31st Oct
9:00 - 17:00
(staff are available on request to discuss plan)





YOUR CONTACT DETAILS

Name

Company / organisation name (if relevant)

Your Full Address

Post Code

Telephone

Email

DRAFT ADUR LOCAL PLAN – PLEASE GIVE YOUR VIEWS

1. Which housing target should be included in the Local Plan? (See Draft Policy 3 of the Plan for more information) Please continue on a separate sheet if necessary.

(tick one box) Option A Option B

Comments

2. Which housing site option should be included in the Local Plan? (See Draft Policy 4 of the Plan for more information). Please continue on a separate sheet if necessary.

(tick one box) Option A1 Option A2 Option A3 Option B

Comments

COMMENTS ON ANY OTHER ASPECTS OF THE DRAFT ADUR LOCAL PLAN

The Draft Adur Local Plan may be found at www.adur.gov.uk/local-plan-consultation
Please specify which paragraph, policy number or map your comments refer to. Please continue on a separate sheet if necessary.

Page Comment relates to Map Paragraph

Paragraph or Map number

Comments

All representation to be received by 5pm on 31st October 2012.

FOR MORE INFORMATION PLEASE CONTACT

The Planning Policy Team, Room 219, Adur District Council, Ham Road, Shoreham by Sea, BN43 6PR
Email: planning.policy@adur-worthing.gov.uk **Telephone:** 01273 263000

Data Protection Act 1998:

Contact details and feedback information will be used for planning purposes only and it may also be provided in full but on a confidential basis to local councillors who will take it into consideration as part of their planning decision making. You do not have to provide your name, address and email address to take part in this consultation, but less weight may be attached to your comments if you do not do so. Please note that any information provided in response to this consultation, including personal information, may be published or disclosed in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000, the Data Protection Act 1998 and the Environmental Information Regulations 2004. Adur District Council will process your personal data in accordance with the Data Protection Act and in the majority of circumstances (save consideration to the access to information regimes) this will mean that your personal data will not be disclosed to third parties unless your prior written consent is given.



EQUAL OPPORTUNITIES

Gender

Male Female

Age (tick one box)

Under 21 21 - 30 31 - 40 41 - 50
 51 - 60 60+

Are your day to day activities limited because of a health problem or disability which has lasted, or is expected to last at least 12 months?

No Yes limited a little Yes limited a lot

Ethnicity (tick one box)

Asian or Asian British

Indian
 Pakistani
 Bangladeshi
 Other Asian background

Black or Black British

Black Caribbean
 Black African
 Other Black

Chinese or other ethnic group

Chinese
 Other ethnic group

Mixed parentage or heritage

White & Black Caribbean
 White & Black African
 White & Asian
 Other mixed parentage

White

White British
 White Irish
 Other White

Do you live in (tick one box)

Adur Worthing Brighton & Hove Other

Do you work in (tick one box)

Adur Worthing Brighton & Hove Other

Are you retired? (tick one box)

Yes No

Where did you find out about this consultation?

The information provided from the Equal Opportunities questions will be used by Adur District Council for monitoring purposes only; no individual will be identified and all details will be kept in strict confidence at all times.

All representation to be received by 5pm on 31st October 2012.

Please return to: FREEPOST BR1645 Planning Policy Team, Room 219, Adur District Council, Civic Centre, Ham Road, Shoreham by Sea, BN43 6PR

Alternatively, scan and email to: planning.policy@adur-worthing.gov.uk

or fill out a questionnaire online at: www.adur.gov.uk/local-plan-consultation

More detail on all proposals may be found in the Draft Adur Local Plan 2012, which can be found at www.adur.gov.uk/local-plan-consultation. Copies will also be available to view at local libraries in Adur during the consultation period, and at Adur Civic Centre. This questionnaire can also be completed online at www.adur.gov.uk/local-plan-consultation

Thank you for taking time to complete this questionnaire.