

DRAFT ADUR LOCAL PLAN 2012
BACKGROUND EVIDENCE DOCUMENT



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1.0 INTRODUCTION

- 1.1 Adur District Council is consulting on a Draft Local Plan for Adur (prepared under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012). The purpose of this consultation is to seek the views of the community and stakeholders on all policies and proposals within the Draft Local Plan.
- 1.2 The aim of this paper is to provide more background to some of these issues, and the information and evidence the Council has already gathered.

2.0 WHICH AREA DOES THE DRAFT LOCAL PLAN COVER?

- 2.1 In April 2011 the South Downs National Park Authority came into being, following the designation of the National Park on 31st May 2010. It is now the Local Planning Authority for the National Park area which extends across 15 local authorities including Adur. The National Park is developing its own Core Strategy.
- 2.2 The Adur Draft Local Plan therefore only relates to those parts of Adur District which lie outside of the National Park. That is the area referred to when we say 'Adur' in this document. It includes the built up areas of Lancing, Sompting, Shoreham-by-Sea, Southwick and Fishersgate. The majority of Adur District's housing, employment, facilities and services lie within this area.

3.0 EQUALITIES IMPACT ASSESSMENT

- 3.1 The Equalities Act 2010 requires Councils to undertake Equality Impact Assessments where a decision may affect equality. In the case of the Local Plan the purpose of an Equality Impact Assessment is to ensure that the policies proposed do not have a negative impact on different groups within the local community in terms of age, disability, gender reassignment, pregnancy and maternity, race, religion/belief, sex (gender) and sexual orientation. Social exclusion and the needs of travellers are also being addressed. The policies should where possible promote equality and community cohesion. The impact assessment will help to improve policies for the whole community and not just minority groups.
- 3.2 In line with the Equalities Act, policies in the Plan must have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation
 - Advance equality of opportunity
 - Foster good relations
 - Remove or minimise disadvantages suffered by people
 - Take steps to meet the needs of people from groups where these are different from the needs of other people.
 - Encourage participation
- 3.3 Equalities impacts have been taken into account in drafting the policies in the Draft Plan and it is also being addressed through the Sustainability Appraisal of the Plan. A full Equalities Impact Assessment report will be published to accompany the pre-submission version of the Plan.
- 3.4 Consultation exercises undertaken to date on the earlier stages of the Draft Local Plan have targeted a number of different groups and in particular 'hard to reach' groups as identified in the Council's Statement of Community Involvement (2006, updated 2010, further revisions 2012). Consultation Questionnaires have also included equal opportunity questions to ascertain the level of response from key groups including age, gender, disability and ethnic origin.

4.0 DEFINING THE BUILT UP AREA BOUNDARY

Introduction

- 4.1 The Vision, Spatial Strategy and the detailed policies of the Draft Adur Local Plan guide development to specific areas of the district and also seek to protect certain areas from new development. In line with government guidance and a presumption in favour of development within the built-up area, the priority is to locate new development within the urban area and to protect and enhance the countryside. As such, a boundary needs to be defined to demarcate what is the urban/built-up area and what is countryside. Policies in the Local Plan will refer to this boundary which will be shown on the Proposals Map. A review of the current Built-Up Area Boundary (BUAB) as shown on the Proposals Map for the adopted Adur Local Plan (1996) has taken place and the results of this are detailed in this paper. Maps are appended to this paper to indicate where changes to the boundary are proposed.
- 4.2 The Draft Adur Local Plan is still emerging and the community engagement exercise (Reg 18) taking place this autumn (2012) will consult on various broad spatial options to meet housing and employment needs on the edge of the existing built-up area. As such, the boundary will not be defined in detail for some specific areas until proposed allocations are agreed for inclusion in the submission draft of the Local Plan. These proposed allocations will result in further potential changes to the BUAB.
- 4.3 The purpose of this paper is to
- Explain the purpose of the BUAB and the methodology used to define this.
 - Propose changes to the BUAB where appropriate as a result of the review

Purpose of the Built-Up Area Boundary

- 4.4 The spatial strategy of the emerging Draft Local Plan seeks to encourage the development of appropriate sites within the existing urban areas as well as some, more sustainable greenfield sites on the edge of settlements to meet the need for new homes and jobs. This approach facilitates development in the existing urban areas, close to where facilities already exist and will provide an opportunity to improve existing infrastructure and help to deliver new facilities. Although some greenfield land is required, this will be carefully managed. This approach also maintains the existing settlement pattern.
- 4.5 The BUAB is a policy tool which is used to identify the areas in which development (including infilling, redevelopment and conversion) is acceptable in principle. These areas do not necessarily include all existing developed areas and they should include land allocated to meet the needs of the Local Plan (i.e. in due course the boundary will be drawn to include those allocations (where an amendment to the built-up area is appropriate) proposed in the Draft Local Plan to be taken forward in the pre-Submission Plan). Land outside of the BUAB is defined as countryside and coastal beach where the focus is on protection and enhancement and where development is limited to those uses which are compatible with a countryside or beach location and have a need for a location outside the built-up area. Policies within the Draft Local Plan set out in more detail what forms of development are

appropriate in these areas. These policies will be used in conjunction with Government guidance to determine planning applications.

4.6 As such, the main aims of the BUAB are:

- To provide a clear policy steer as to where development is generally acceptable and where it is not, so that development does not encroach onto the countryside or coastal beach in an unplanned manner.
- To safeguard the form and character of existing urban/built-up areas.
- To make the best use of land within the built-up areas particularly on previously developed land.
- To protect the countryside and the coastal beaches from inappropriate development.

Which Area Does this Review Cover?

4.7 The South Downs National Park Authority (SDNPA) took on full powers from April 2011. This new authority will produce its own Core Strategy Development Plan Document (DPD) and Development Management DPD in due course, which will set planning policy for all areas within the South Downs National Park boundary. As a consequence, the Draft Local Plan does not cover that part of Adur District which lies within the National Park and can only relate to those areas of Adur District which lie outside of the National Park. Consequently, this review and any resulting amendments to the built-up area relate only to those parts of Adur District which lie outside of the National Park.

Methodology Used in the Review

4.8 The Adur Local Plan (1996) defined a BUAB and this has been reviewed in the light of:

- Sites adjacent to but outside the current BUAB that have been developed or have planning permission where it may be appropriate now to include within the BUAB.
- Areas adjacent to but outside the current BUAB that may relate more to the urban environment than to the surrounding countryside e.g. roads.
- The designation of the new South Downs National Park and its boundary.
- The recommendations of the Urban Fringe Study (December 2006) and the Strategic Housing Land Availability Assessment (March 2009).
- A number of character studies undertaken including the Adur Character Study June 2009; West Sussex Landscape Management Guidelines (based on West Sussex Landscape Character Assessment. 2003 (WSCC); the Shoreham Historic Character Assessment (2009) and the Adur Historic Land Classification Maps (WSCC).
- A set of criteria (see below).

4.9 Specific review tools included site surveys, use of aerial photos and reference to previous background evidence used for the Adur Local Plan examination (1995).

Criteria Used for Defining the Built Up Area Boundary

4.10 The criteria used allows a consistent approach and to create defensible boundaries. The criteria are as follows:

- The BUAB should include existing planning consents for development (related to the built-up areas) and new completed development adjacent to the boundary. This will also eventually include those sites allocated for development when the Local Plan is adopted.
- The BUAB should generally follow defined physical features such as roads, hedges, field boundaries and existing property lines.
- The BUAB can include greenfield sites which are predominantly encompassed and part of the built form and also well defined by strong boundary features. Examples could include parks and other open spaces used for recreation as well as rear gardens to dwellings (now defined as greenfield land in Government advice¹).
- The BUAB should follow the whole curtilage of properties except where such properties include large open areas that extend into the existing countryside, are not encompassed by built form and are not separated by a strong boundary.
- Edge of settlement activities that relate well to the built-up area such as community facilities, some recreational facilities and employment activities should be included within the BUAB. Activities that relate more to the countryside such as agriculture, forestry and activities that require significant open areas should be left outside the BUAB.
- Development that is close to but physically separate from the built-up area (including the Ricardo employment site on the northern side of the Airport and Sompting village south of the A27) should not be included within the BUAB. This is to maintain a strongly defined boundary and to avoid areas of countryside from being unnecessarily included within the BUAB.
- Where the National Park boundary and the Local Green Gap boundary are not coterminous, the area should remain outside of the BUAB and within the Local Green Gap as the openness and view across them remain.

Recommendations of the Review

4.11 With the exception of those areas which are to be consulted on for meeting future housing and employment needs up to 2028 on the edge of the existing built-up area, it is proposed that the current BUAB as shown on the Local Plan (1996) Proposals Map should remain largely unchanged. However, a number of minor changes are proposed below with an explanation. Maps showing the proposed boundary changes are appended.

¹ National Planning Policy Framework 2012 (Annex 2 Glossary)

- 4.12 The South Downs National Park was formally designated in 2010 and the boundary confirmed prior to this in 2009 following a public examination and this has been taken into account in this review. Whilst the boundary follows that of the existing BUAB in many places as shown on the 1996 Adur Local Plan Proposals Map, there are a number of exceptions to this and where relevant to this review are referred to below.

Proposed Change 1 - Recreation area, south of Hamble Road, Sompting

- 4.13 This is a recreational area containing a children's play area and a skateboard facility. It serves as a local recreational space for the adjacent residential area. The boundary of the built-up area is currently drawn to exclude this area. However the site is surrounded on its northern, eastern and western sides by residential development. It has a clear boundary and the nature of its uses clearly relate to the urban area. As such it is proposed that the site is included within the built-up area. However, the nature of the current use is likely to preclude consideration of the site for alternative development uses.

Proposed Change 2 - Street Barn, West Street, Sompting

- 4.14 These dwellings were built in 2005. The rear gardens protrude beyond the built-up area boundary by approximately 20 metres into the Local Green Gap as allowed for in the planning consent at the time. It was considered that there was no conflict with the Strategic Gap policy in the Adur Local Plan (1996) since the gardens (as well as a balancing pond) replaced existing large agricultural buildings on the site which protruded beyond the built-up area boundary. It is proposed to amend the built-up area boundary to include the whole of this development.

Proposed Change 3 - Upper Brighton Road and Steepdown Road, south and east of Halewick Farm, Somptin

- 4.15 In this location the boundary of the built-up area is currently drawn along the south side of the road following the rear garden boundary of the houses Upper Brighton Road and the front garden boundary of the houses in Steepdown Road. The National Park boundary excludes these roads with its boundary drawn on their northern and western side. Whilst the roads allow open views of the countryside to the north and west, the roads are part of the urban/built form in this location. It is therefore proposed that the roads are included within the built-up area. This would also be consistent with the built-up area boundary along the western side of the Old Shoreham Road adjacent to the river in Shoreham.

Proposed Change 4 - Sompting Cemetery, west of Lynchmere Avenue, Sompting

- 4.16 The boundary of the built-up area is currently drawn to exclude the cemetery and the area of open space (used for informal recreation) to its west from the built-up area. The National Park boundary runs along the northern edge of the cemetery and therefore excludes it. The cemetery has a defined boundary which takes the form of a fence on its northern edge. The site, including the open space, is surrounded by residential development on its eastern, southern and western sides although landscaping and the low heights of the houses (bungalows) give the site an open and unenclosed aspect reinforced by the open views of the Downs to the north.

However the nature of the uses clearly relate to the urban area. As the site is also surrounded on three sides by houses, it is proposed that the area is included within the built-up area. The nature of the current uses is likely to preclude consideration of the site for alternative development uses.

Proposed Change 5 - Rear gardens of properties on north side of Firle Road and Fairview Road, Lancing

4.17 The gardens consist of large areas of land which back on to the National Park (the boundary of which runs along the rear garden boundaries). The BUAB is currently drawn along the middle of the rear gardens and at the time took into account the Area Of Outstanding Natural Beauty (AONB) designation which came down to this middle boundary. With the designation of the National Park, there is no longer an AONB designation in this location. The gardens are part of the curtilage of the houses. They have defined boundaries and being well landscaped with trees and shrubs are different in character to the open nature of the downs, despite their size. It is therefore proposed that the gardens are included within the built-up area.

Proposed Change 6 - A27 from the Holmbush Centre to the Local Green Gap boundary at Mill Hill, Shoreham-by-Sea

4.18 The boundary of the built-up area is currently drawn to the rear of the Holmbush retail centre and along the rear gardens of the houses south of the A27 before meeting the Local Green Gap boundary. It therefore excludes the A27 and its embankment which are defined as countryside. The National Park boundary runs along the northern edge of the A27 carriageway to include the embankment. It is proposed that the BUAB should include the A27 and its southern embankment since the road is part of the built form and urban edge of this part of Shoreham. The steepness of the slope of the embankment (part of which, to the north of Saxons (road), is a Site of Nature Conservation Interest) is likely to preclude consideration of the site for development.

Proposed Change 7 - School playing field north of Summersdeane and east of Downsway, Southwick

4.19 The boundary of the built-up area is currently drawn along the southern edge of the field defining it as countryside. The field is excluded from the National Park (the boundary of the Park runs along the northern edge of the field). The field is used as a sports field for Portslade Aldridge Community Academy and is occasionally let out to a local football club. There are goal posts set out on the field although these do not preclude informal recreation use e.g. for walking. The land is owned by Brighton & Hove City Council who will transfer the land on a 125 year lease to the Academy in due course. Brighton & Hove City Council assumes that the Academy will make as much use of the site as a sports field as they can. On three sides the field is surrounded by uses related to the urban area – residential to the west, residential, allotments and open space to the south and residential and part of the Academy playing fields to the east. The National Park is to the north with its boundary demarcated by a fence.

- 4.20 Given that the site is largely surrounded by urban development; is used and likely to be more intensively used for formal recreation and excluded from the National Park, it is proposed that this site is defined within the urban area and the BUAB defined to run along the northern edge of the field. The site, whilst allowing views of the open downs, relates more to the urban area in its location, use and character. As an Academy playing field with anticipated increased usage, consideration of the site for development unrelated to the recreation use is considered unlikely.
- 4.21 As part of the wider review of the BUAB, two further areas warranted further investigation - Adur Close (Lancing) and part of Steyning Road (Shoreham-by-Sea). However, it is considered that these did not meet the criteria above and therefore no change to the BUAB is being proposed (see the BUAB map for the District appended or to the Proposals Map for the Adur Local Plan 1996).

Adur Close, Lancing

- 4.22 Adur Close consists of 9 dwellings and an access road with its turning head and small car park on its eastern side. The current BUAB runs along the front edge of the front gardens to the dwellings but excludes the road. The Local Green Gap is to the north and east of the dwellings. This road and car park is part of the built form of the residential area and it is therefore proposed that these remain within the BUAB. A small area of overgrown scrub land abuts the access road and car park on its eastern side but this is not part of the housing area and should remain outside the built-up area.

Numbers 1 and 3 Steyning Road and land north of 3 Steyning Road, Shoreham-by-Sea

- 4.23 Currently these two houses and parcel of land to the north of number 3 are within the Local Green Gap. To the north and south is open land and to the west is the River Adur. Although part of the site lies within the Old Shoreham Conservation Area, it is separated from other development by Steyning Road. It is proposed that this area should continue to be excluded from the built-up area due to its open nature.

Policy Application

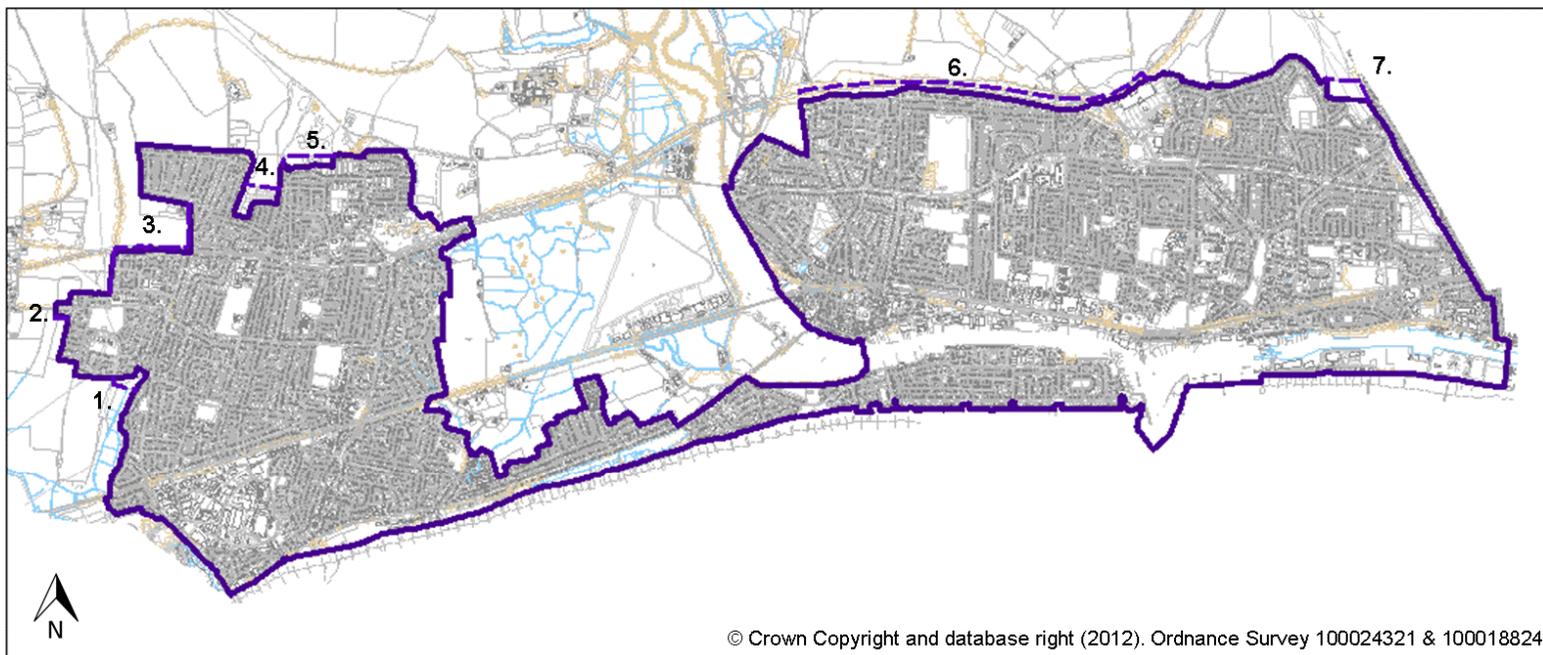
- 4.24 Although there is a presumption in favour of development within the built-up area this does not necessarily mean that planning permission will be granted for a specific development proposal. Saved policies in the Adur Local Plan (1996) and policies in the Draft Adur Local Plan 2012 will also apply which may mean that the development proposal is unsuitable.
- 4.25 Also, as highlighted above, in all those cases where the built-up area boundary is proposed to be changed, the new areas to be included are in such uses (for example, in recreational and cemetery use; roads and their embankments) which are likely to preclude their consideration for alternative forms of development.

Areas outside the Built-Up Area

4.26 The following areas are proposed to remain as countryside (excluding any new allocations which may arise in the emerging Local Plan):

- Land within the South Downs National Park (which will not be part of the Adur Local Plan as explained above) where one of the primary purposes of the Park Authority is to conserve and enhance its natural beauty, wildlife and cultural heritage.
- Open areas between the settlements of Shoreham and Lancing and Worthing and Sompting/Lancing –defined as Local Green Gap. Notwithstanding any future allocations which may be made on the edges of these areas, the Draft Adur Local Plan proposes that open areas are maintained to protect the character and identity of the settlements. Countryside policies will apply in these areas.
- That part of Sompting Village which lies outside of the South Downs National Park (and therefore within the remit of the emerging Draft Local Plan) but within the Local Green Gap. This part of the Village is close to but physically separate from the built-up area. However, the absence of a boundary and the location within the countryside would not preclude some small scale new development within the village envelope if compatible with policies in the new Adur Local Plan.
- The Ricardo employment site is located within the Shoreham – Lancing Local Green Gap and is physically separate from the built-up area. The absence of a boundary would not preclude some new employment development related to the occupier of the whole site within or on the edges of the employment site as long as compatible with policies in the new Adur Local Plan
- The shingle coastal beaches are sea defences. These are valued for recreation purposes and some have value for nature conservation. Any development on these beaches would jeopardise their function and value. They are therefore considered to remain outside the built-up area.

Proposed Amendments to Built Up Area Boundary



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Key:



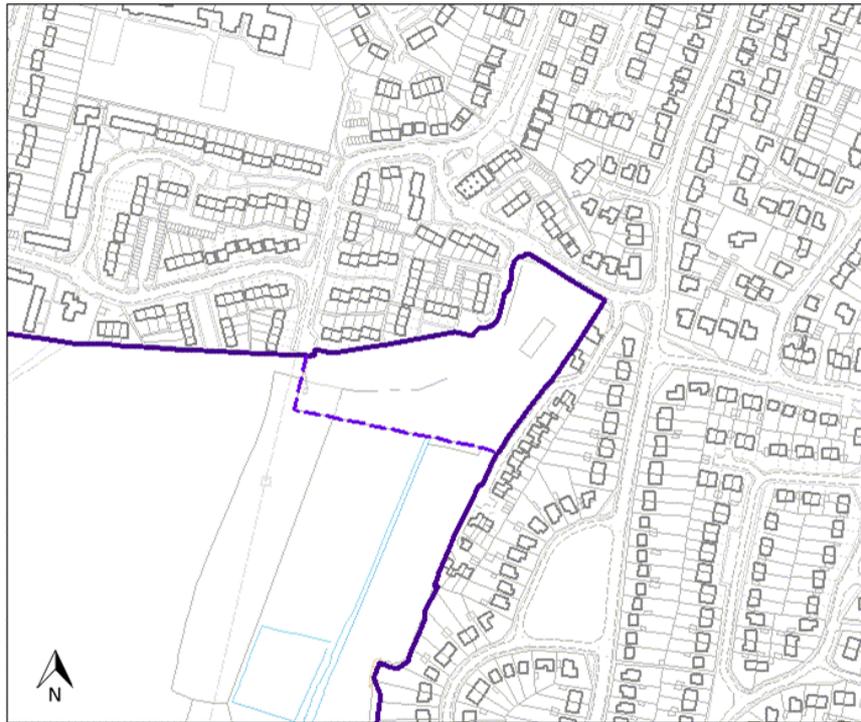
Existing Built Up Area Boundary (BUAB)



Proposed Built Up Area Boundary (BUAB)

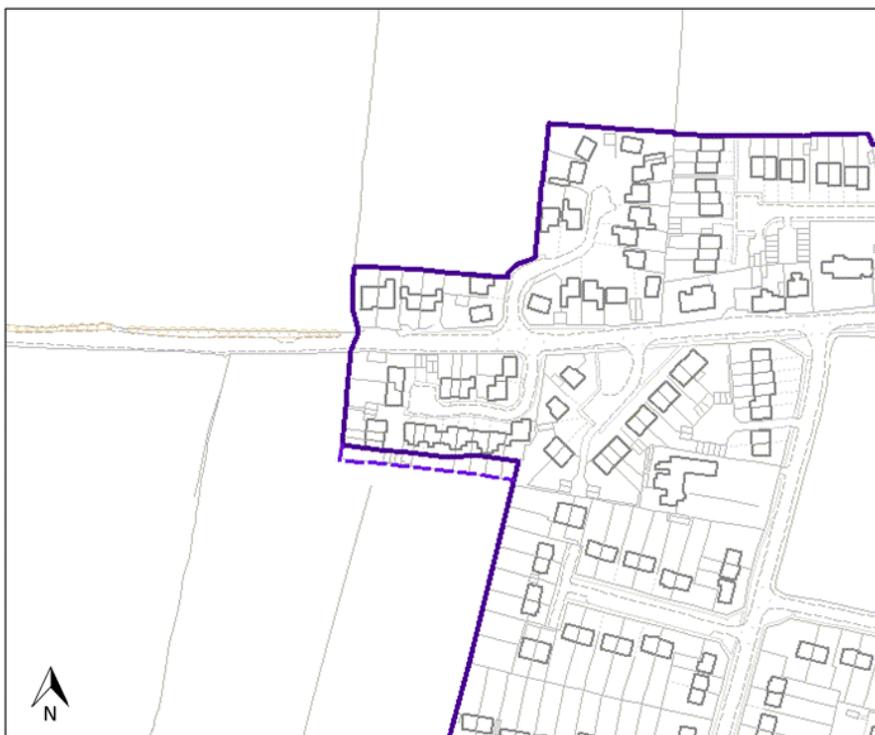
Note: Numbers correspond to Proposed Changes shown on following pages as inset maps.

Proposed Change 1 - Recreation Area, south of Hamble Road ,Sompting



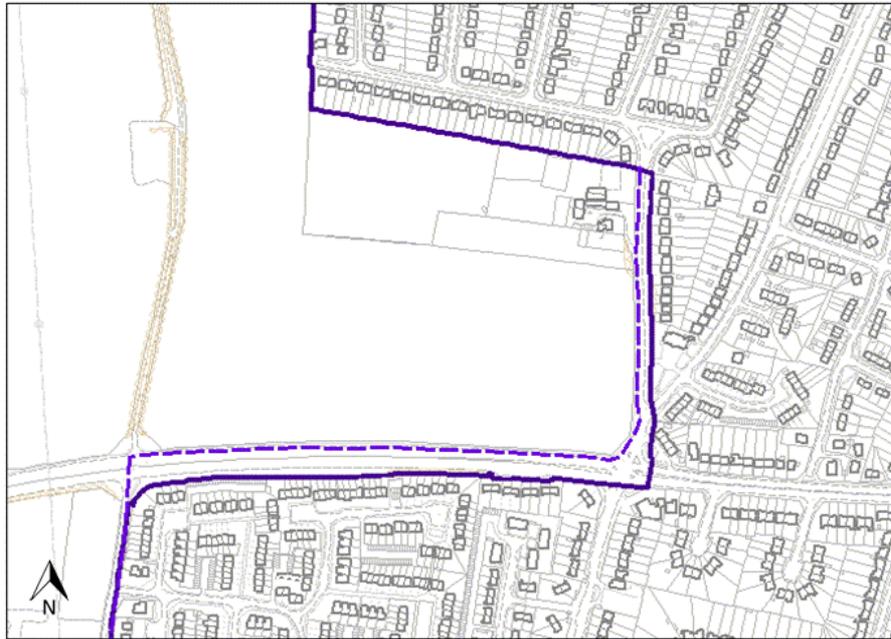
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Proposed Change 2 - Street Barn, West Street, Sompting



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Proposed Change 3 – Upper Brighton Road and Steepdown Road, south and east of Halewick Farm, Sompting



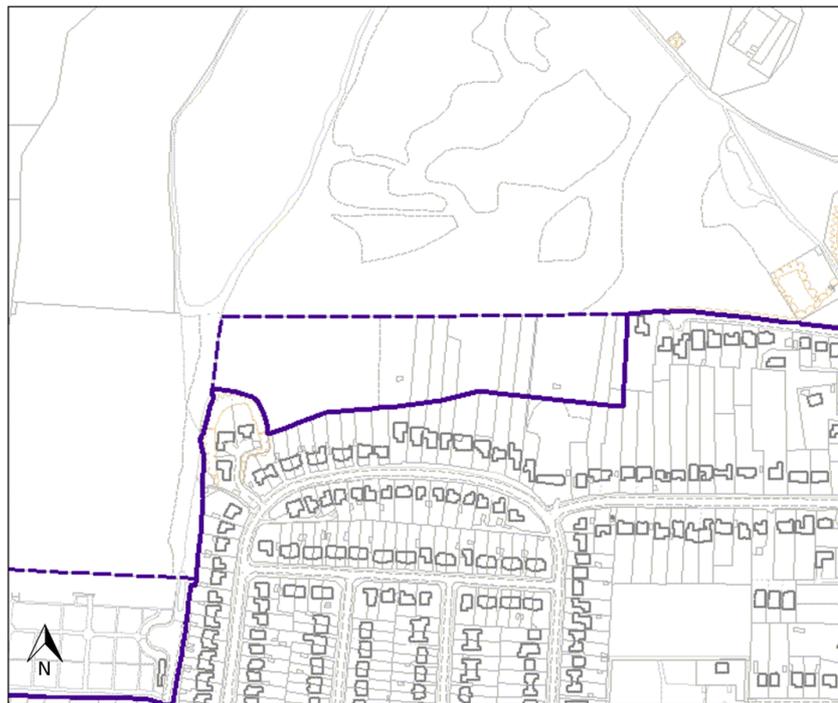
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Proposed Change 4 – Sompting Cemetery, west of Lynchmere Avenue, Sompting



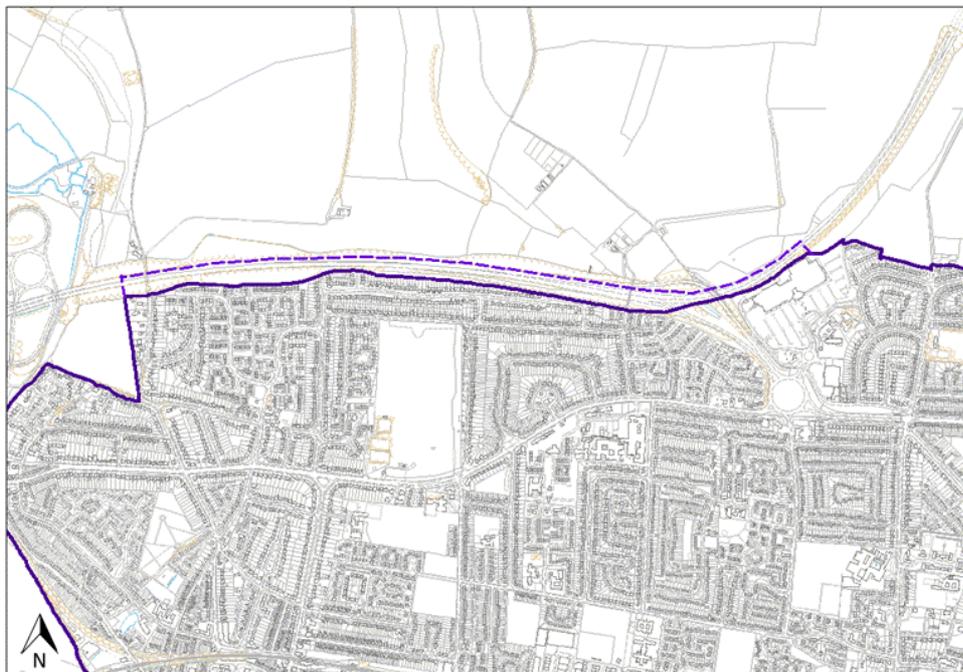
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Proposed Change 5 - Rear gardens of dwellings on north side of Firle Road and Fairview Road, Lancing



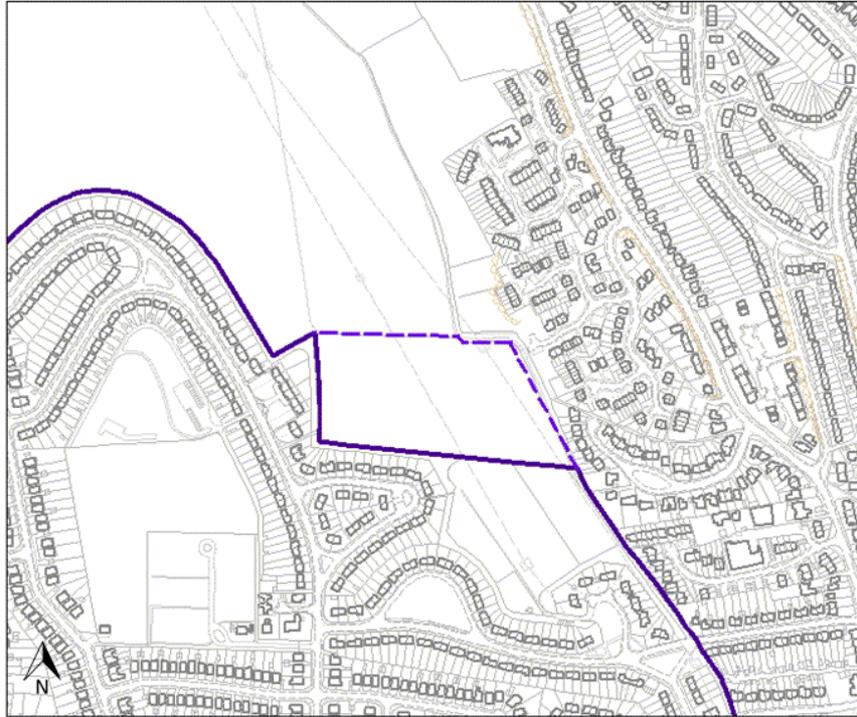
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Proposed Change 6 – A27 from the Holmbush Centre to the Local Green Gap boundary at Mill Hill, Shoreham-by-Sea



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Proposed Change 7 – School playing field north of Summersdeane and east of Downsway, Southwick



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5.0 HOUSING CAPACITY – MEETING ALL OBJECTIVELY-ASSESSED NEEDS

- 5.1 This section provides evidence as to why Option 4 of the consultation exercise undertaken in 2011 (Adur Housing and Employment Options for consultation), to provide 270 homes per year has not been taken forward in the Draft Adur Local Plan. It justifies why this number of new homes cannot be accommodated in the District without serious damage to the environment.
- 5.2 The National Planning Policy Framework requires that Local Planning Authorities meet their full, objectively assessed needs for both market and affordable housing. A Locally Generated Housing Needs Study, undertaken in May 2011 indicated that, to meet all of the districts housing needs, 4590 new homes (270 homes per year) would need to be built in the period 2011-2028.
- 5.3 Part 2 (paragraph 2.22) of the Draft Adur Local Plan assesses the various sources of housing supply. The table below demonstrates that not all of the housing needed to meet the level of development in Option 4 can be built on previously developed land and that greenfield land will be required:

| Sources of Housing Provision 2010-2028 | Number of homes |
|--|-----------------|
| Dwellings built 2010-2011 (net) | 63 |
| Dwellings identified through existing planning permissions (commitments) | 518 |
| Sites identified through the updated Adur SHLAA | 289 |
| Total supply (brownfield land) | 870 |
| Option 4 - Total number of homes needed in the District | 4590 |
| Greenfield land to be identified | 3720 |

- 5.4 As can be seen, 3720 homes would need to be built on greenfield sites to meet the full housing need identified.
- 5.5 As explained in Part 2 of the Draft Adur Local Plan it is not considered possible or realistic to deliver higher amounts of housing either in terms of delivery (monitoring since 2001/2002 shows that an average of 112 net/126 gross dwelling per year have been delivered) or in terms of the physical capacity of the district. To meet this level of demand would require an extremely high level of development which would have a severe impact on:
- the Local Green Gaps, both in terms of landscape and the character of the area leading to the coalescence of settlements
 - areas at risk from flooding
 - infrastructure, including the highway network

Hypothetical scenarios for accommodating 3720 new homes

5.6 The following hypothetical scenarios demonstrate the impact that providing for this level of development would have on the district. It has been assumed that homes will be built at a density of 35 dwellings per hectare in line with Draft Policy 22: Density. Therefore, approximately 106 hectares of land will be needed to accommodate this level of development.

Greenfield land outside of the built-up area boundary

5.7 The approximate areas of the Local Green Gaps have been calculated:

- Sompting/Lancing-Worthing (including Sompting Village) – 138 hectares (could potentially deliver 4830 dwellings). Therefore a significant amount of the Local Green Gap would be lost.
- Lancing/Shoreham-by-Sea (north of the railway and excluding Shoreham Airport) – 87 hectares (could potentially deliver 3045 dwellings). Therefore all of this part of the Local Green Gap would be lost.
- Lancing/Shoreham-by-Sea (south of the railway) – 88 hectares (could potentially deliver 3080 dwellings). Therefore all of this part of the Local Green Gap would be lost.

5.8 To accommodate 3720 new homes on greenfield sites outside the built-up area boundary would involve the loss of a significant amount of the Local Green Gaps. This would lead to the potential coalescence of settlements and have a significant impact on the character and landscape of the District. It would also necessitate building on a lot of land at risk of flooding. It will also have a major impact on existing infrastructure and the need for new infrastructure, including transport.

Greenfield sites within the built-up area boundary

5.9 The approximate areas of protected green spaces within the built-up area have been calculated:

- All Recreation Areas (e.g. Beach Green, Lancing) – 72 hectares (could potentially deliver 2520 homes)
- All Public Open Spaces (e.g. Buckingham Park, Shoreham) - 92 hectares (could potentially deliver 3220 homes)
- All Allotments – 23 hectares (could potentially deliver 805 homes)
- All Private Playing Fields (e.g. Southwick Football Club) – 9 hectares (could potentially deliver 315 homes)

5.10 Similar to the above, accommodating this level of development would require many of the protected greenfield sites within the settlements to be built on, which would have a major impact on the appearance,

character and amenity of these areas. This loss of amenity space would also have a major impact on the health and wellbeing of Adur's residents and visitors.

Conclusion

- 5.11 This amount of additional development more than doubles that proposed in Option B (which would need 1765 new homes on greenfield land) of the Draft Local Plan. Adur District does not have the capacity to accommodate the level of development required to meet all of its identified housing needs without a significant impact on the environment, quality of life of its residents and infrastructure provision.

6.0 STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT UPDATE 2012

Introduction

- 6.1 A Strategic Housing Land Availability Assessment (SHLAA) was undertaken with the help of consultants in 2009 in accordance with Practice Guidance “Strategic Housing Land Availability Assessment” published by CLG in July 2007. Its purpose was to identify deliverable brownfield sites which have potential for residential development of 6 units or more and to determine when they are likely to be developed over the 15 year period 2008-2023. The SHLAA is also used as part of the wider evidence base for the Local Plan to help inform housing provision. It does not allocate land for development. The SHLAA 2009 can be viewed at www.adur.gov.uk/planning/local-plan
- 6.2 Given the compact nature of the district, planning officers undertook a comprehensive survey of the whole of the built up area, using OS based maps to cover the district on foot. The Council is satisfied that all potential sites that could be identified were included in the initial stage of the SHLAA for assessment as to their, suitability, availability and achievability. A “call for sites” was also undertaken; the response was mainly from developers/landowners proposing greenfield sites to be included in the SHLAA. The Practice Guidance requires that where there is a shortfall of available land for housing a SHLAA should identify broad locations for development which should be considered through the Local Plan process. Appendix 7: Sites with future potential outside settlements, identifies such sites (see paragraph 3.1 below) Officers also determined potential site yields, drawing on the professional judgement of experienced planning officers in Development Management. Consultants were appointed to assist with Stage 7 of the guidance “to assess when and whether sites are likely to be developed.”
- 6.3 Since the completion of this SHLAA in 2009, many of the sites identified have now either been delivered, are under construction, circumstances have changed or planning permission has been granted for an alternative use.
- 6.4 **This update 2012 should be read alongside the published SHLAA 2009 which forms part of the background evidence to the Draft Adur Local Plan**
- 6.5 As part of the evidence base for this Draft Local Plan, to help inform housing provision, it is considered appropriate to update the 2009 SHLAA to reflect current circumstances on sites and to add in any new sites the Council has been made aware of since publication of the SHLAA. Some of these new sites are greenfield sites and rather than being included as part of this SHLAA (which considers brownfield

sites), an assessment of individual sites can be found in the following documents at www.adur.gov.uk/local-plan-consultation

Background Evidence Document: Defining the Built Up Area Boundary

- Land east of Adur Close, Lancing
- Land west of Highview, Mount Way, Lancing
- 1-3 Steyning Road and land to north of 3 Steyning Road, Shoreham-by-Sea

Sustainability Appraisal of the Draft Adur Local Plan (Appendix 3)

- Land at Upper Brighton Road, Sompting

Draft Adur Local Plan (Part 2) and Sustainability Appraisal of the Draft Adur Local Plan (Appendix 3)

- Land at New Salts Farm Road, Lancing

6.6 Given the previous comprehensive survey of the district, a formal review which would have included a “call for sites”, was not thought to be necessary for this stage of the Local Plan process. However, following the outcome of this Draft Local Plan consultation, a formal review of the SHLAA which would include a “call for sites” could be undertaken prior to publication of the pre-Submission version of the Local Plan in 2013.

6.7 The following Appendices have been updated:

Appendix 2 – Sites with planning permission
Appendix 3 – Rejected sites within settlements
Appendix 4 – Sites with potential within settlements

6.8 The following Appendices will be amended if necessary following consultation on the draft SHLAA and Draft Adur Local Plan:

Appendix 5 – Site yield summary table
Appendix 6 – Rejected sites outside settlements
Appendix 7 – Sites with future potential outside settlements

6.9 **Appendix 2 (sites with planning permission)** of the SHLAA 2009 identifies those sites which had planning consent for 6 or more dwellings but where development had not commenced at the base date of the SHLAA. The updated Appendix 2 reflects progress on these sites and incorporates new sites granted consent between the base date of the SHLAA 2009 (1 April 2008) and 1 April 2011.

6.10 **Appendix 3 (rejected sites within settlements)** of the SHLAA 2009 identifies a number of sites which are considered suitable for development, but which are currently not available and which should be

monitored. A letter was sent in January 2012 to the last known owner/occupier/agent of these sites asking for further information and whether the site should remain in the SHLAA. Where no response was received a further letter was sent in February 2012. The updated Appendix 3 reflects the responses.

- 6.11 **Appendix 4 (sites with potential within settlements)** of the SHLAA 2009 identifies sites that are both suitable and available for development during the period up to 2023. Similarly, letters were sent in January and February 2012 to the last known owner/occupier/agent of those sites where no development has yet been proposed. The updated Appendix 4 reflects the responses.

Potential Greenfield Sites

- 6.12 Some of the greenfield sites put forward during the “call for sites” exercise in 2009 are being proposed as potential strategic allocations for development in the Draft Local Plan. The outcome of the consultation on the Draft Local Plan and evidence from the various studies undertaken (e.g. transport, landscape and ecology etc) will determine which sites will be taken forward as agreed strategic allocations. These will be included within the built-up area of the district and their deliverability reflected in the final SHLAA. In addition, amendments to the current built-up area boundary are being proposed as part of the consultation process. This may also result in additional sites being assessed as part of the final version of the SHLAA to be prepared for the pre-Submission Local Plan.

Summary

- 6.13 The Strategic Housing Land Availability update 2012 has reviewed all brownfield sites identified in the SHLAA 2009. These sites included in the update 2012 are considered to be suitable, available and achievable and could potentially deliver 289 dwellings within the Local Plan period 2011-2028.
- 6.14 **Note: The Draft Adur Local Plan has been prepared in advance of the West Sussex County Council monitoring information for 2012 (to cover the period 1 April 2011 - 31 March 2012) being published. The housing figures for completions and commitments in the Draft Local Plan (Part 2, paragraph 2.22) have therefore been based monitoring information covering the period 1 April 2010 – 31 March 2011 (found in the Councils Annual Monitoring Report published in December 2011). This information will be updated for the pre Submission version of the Local Plan. For information, Table 1 (below) indicates sites of more than 6 units that have been granted planning permission during this latter period and which will be included as sites with planning permission (Appendix 2) in the final version of the SHLAA.**

6.15 The Strategic Housing Land Availability Assessment 2009 has been updated to reflect current circumstances on existing identified sites and to add in potential new sites. The updated SHLAA has informed the Draft Adur Local Plan. A housing trajectory will be produced for the next version of the Adur Local Plan. A trajectory has not been provided at this stage as it would not be a true reflection of delivery. (The housing trajectory for the period 1 April 2010 – 31 March 2011 can be found in the most recent Annual Monitoring Report published in December 2011)

Sites with planning consent granted between 1 April 2011 and 31 March 2012 (to be added into Appendix 2 of the final SHLAA once West Sussex County Council monitoring data published):

| Planning Application Number | Address | Number of Dwellings (net) | Date Consent Granted |
|-----------------------------|--|---------------------------|----------------------|
| 0326/10 | Land SE/SW Britannia Avenue, Shoreham | 20 | 4/5/11 |
| 0734/11 | The Ball Tree, 1 Busticle Lane, Sompting | 10 | 4/11/11 |
| 0078/11 | Regal House, 45/49 Penhill Road, Lancing | 13 | 13/5/11 |
| 0069/11 | The Willows, Irene Avenue, Lancing | 23 | 5/3/12 |

Appendix 2 Sites with planning permission at 1/4/11

| Application Number | Address | Demolitions | Site capacity (gross) | Time frame (years) | | | Achievability |
|--------------------|--|-------------|-----------------------|--------------------|----|-----|--|
| | | | | 1-5 | 6- | 11- | |
| | | | | | | | |
| | Lancing | | | | | | |
| L/36/09 | Kingdom Hall, Wembley Gardens | 0 | 6 | 6 | | | Development commenced |
| L/489/08 | Ardmore Nursery School, Wembley Gardens | 0 | 9 | 9 | | | Site cleared. Agent confirmed development to be completed by April/May 2012 |
| L/240/07 | The Luxor Centre, Station Parade | 0 | 6 | 6 | | | The site is within the town centre and close to the station. The market demand and price likely to reflect this. Agent confirmed development to commence by end 2011 |
| L/316/09 | Rotary House, Cecil Road | 19 | 25 | 25 | | | Registered Provider to develop this site. To be completed by January/ February 2012 |
| | | | | | | | |
| | Sompting | | | | | | |
| S/92/08 | 60-66 Busticle Lane | 1 | 8 | 8 | | | Agent confirms development likely to commence late 2012 |
| | | | | | | | |
| | Shoreham-by-Sea | | | | | | |
| SU/287/09 | Part of Southlands Hospital, Upper Shoreham Road | 0 | 197 | 197 | | | Development commenced |
| SU/774/07 | Surry Arms, 388 Brighton Road | 0 | 7 | 7 | | | Development commenced |
| SU/210/09 | Ballamys, Ropetackle, High Street | 0 | 48 | 48 | | | Development commenced. Being developed by a Registered Provider. To be completed by August 2011 |
| SU/88/07 | 79-81 Brighton Road | 0 | 79 | 79 | | | Has a temporary consent for use as a roller disco, to be renewed annually. Has potential to be an "early win" within the Shoreham Harbour development and would need to be delivered in the next 5 years |
| SU/485/08 | 3-15 New Road | 3 | 11 | 11 | | | Within the town centre. Identified in the Shoreham Renaissance Strategy for development. Owner confirms that waiting for market conditions to improve. Should commence |

| | | | | | | | |
|-----------|--|-----------|------------|------------|--|--|--|
| | | | | | | | within 5 years. |
| | | | | | | | |
| | Southwick | | | | | | |
| SW/441/09 | Former Dairy Depot, 96 Old Shoreham Road | 0 | 14 | 14 | | | Agent confirms that development to commence late 2011 and complete late 2012 |
| SW//45/10 | Windmill Inn, 180 Old Shoreham Road | 0 | 13 | 13 | | | Development commenced |
| | Total | 23 | 423 | 423 | | | |

Appendix 3: Rejected sites within settlements (update 2012)

| SHLAA Site Ref | Address | Settlement | Reason for Rejection (2009) | SHLAA update (2012) |
|----------------|--|------------|--|---|
| L/2/08 | Coastline Caravans, 88 Old Shoreham Road | Lancing | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | No change. Two letters were sent to the last known owner/occupier asking whether the site should be included in the SHLAA update 2012 (January and February 2012). No response received and therefore conclude the site is no longer available. The availability of this site should continue to be monitored on a regular basis |
| L/4/08 | 337 Brighton Road | Lancing | Site is too small for 6 dwellings | No change. To be deleted from SHLAA |
| L/7/08 | Land at 2 to 4 North Road | | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | Change of ownership to 2 North Road and the property has now been converted into flats. Remainder of site too small for 6 dwellings. To be deleted from SHLAA |
| L/8/08 | 16a to 18a North Road | Lancing | The site has a planning consent dating from before the April 2008 base date. The deliverability of the permission is discussed elsewhere in this study | Planning consent has been granted for 2 flats. Site too small to accommodate 6 dwellings. To be deleted from SHLAA |
| L/9/08 | Monks Farm Depot | Lancing | The site has been completed | Development on this site has been completed. To be deleted from SHLAA |
| L/11/08 | Car Park, South Street | Lancing | The site is more suitable to be retained as a public car park. The Council decided in June 2007 to retain this site as a public car park. | No change. To be deleted from SHLAA |
| L/12/08 | Kingdom Hall, Wembley Avenue | Lancing | The site has a planning consent dating from before the April 2008 base date. The deliverability of the permission is discussed elsewhere in this study | The site has a renewed planning consent. The deliverability of the permission is discussed elsewhere in this study (Appendix 2) |

| | | | | |
|---------|---|---------|---|---|
| L/13/08 | Police Station, 107-111 North Road | Lancing | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | No change. It is understood that a review of all assets is currently being undertaken by the Police Authority. The availability of this site should continue to be monitored on a regular basis |
| L/14/08 | Golden Sands Caravan Park, Brighton Road | Lancing | Information gathered for the purposes of this study suggests that the site is currently in an alternative use and the site is not currently available for development. The availability of this site should be monitored on a regular basis. In addition, there appear to be significant costs which are likely to make any development economically unviable | The site has now been sold as a holiday caravan park. It is not available for development. To be deleted from SHLAA |
| L/17/08 | Land between 74-76 Shadwells Road | Lancing | The site is currently under construction. The deliverability of this permission is discussed elsewhere in this study | Development on this site has been completed. To be deleted from SHLAA |
| L/18/08 | Land to west of Pencroft, Elm Grove | Lancing | The site has a planning consent dating from before the April 2008 base date. The deliverability of the permission is discussed elsewhere in this study | Development on this site has been completed. To be deleted from SHLAA |
| L/20/08 | Elm Grove Lodge, Elm Grove | Lancing | Site too small for 6 dwellings | No change. To be deleted from SHLAA |
| L/21/08 | Car Park, Co-op Superstore, South Street | Lancing | The site appears well used as a retail car park and development for residential purposes would affect the proper functioning of the adjacent retail use. Co-op has no wish for the car park to be redeveloped. | No change. To be deleted from SHLAA |
| L/22/08 | Willows County First School, Irene Avenue | Lancing | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | Planning permission has been granted on appeal for the redevelopment of this site for residential use. The delivery of this permission will be included as a commitment in the final version of this study (not included at this stage to avoid double counting) |
| L/23/08 | Land to the rear of 22-26 West Lane | Lancing | The site is currently under construction. The deliverability of this permission is discussed elsewhere in this study | Development on this site has been completed. To be deleted from SHLAA |
| | | | | |

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|---------|--------------------------------------|---------|---|--|
| L/24/08 | Car Park, Marlborough Road | Lancing | The site is within an employment area, allocated for employment use in the Local Plan and there is no evidence that the site is unsuitable for such purposes | No change. To be deleted from SHLAA |
| L/25/08 | 146 First Avenue | Lancing | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis. The current owners of this property have stated that they have no intention of redeveloping this site and do not wish it to be included in the SHLAA. | No change. The availability of this site should continue to be monitored on a regular basis |
| L/26/08 | Telephone Exchange, 6 South Street | Lancing | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | The site is to remain in use as a telephone exchange. To be deleted from SHLAA |
| L/27/08 | Garage Compound, Gravelly Crescent | Lancing | The site is located within a residential area, but the cumulative impact of reducing existing car parking space and increasing housing with potential demand for more car parking, would result in increased on-street parking within an area with little or no capacity for more parking. Development would therefore have an unacceptable impact on residential amenity and the ability of emergency vehicles to access these residential streets | No change. To be deleted from SHLAA |
| L/28/08 | Garage Compound, 88-163 Daniel Close | Lancing | The site is located within a residential area, but the cumulative impact of reducing existing car parking space and increasing housing with potential demand for more car parking, would result in increased on-street parking within an area with little or no capacity for more parking. Development would therefore have an unacceptable impact on residential amenity and the ability of emergency vehicles to access these residential streets | No change. To be deleted from SHLAA |
| L/29/08 | Land to north of 41-42 The Paddocks | Lancing | From the information available, the site is not considered suitable for housing development as it is within flood zone 3b and constitutes a heavily wooded amenity space on the edge of town. | No change. To be deleted from SHLAA |
| | | | | |

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|---------|--|----------|--|---|
| L/30/08 | Freshbrook First School, Grinstead Lane | Lancing | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | Following a review of school provision and age of transfer in the district undertaken by West Sussex County Council, this site is not surplus to requirements. Part of the site is in use as a Children and Family Centre. Planning permission has been granted for community facilities on the remainder of the site. The site is no longer available for residential development. To be deleted from SHLAA |
| L/37/08 | 42-44 Leconfield Road | Lancing | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | Outline planning consent has been granted for 5 dwellings on this site (2010). Planning consent has been granted for community use (2011) To be deleted from SHLAA. |
| L/40/08 | Bretherens Meeting Room, east of First Avenue | Lancing | Site too small for 6 dwellings | No change. To be deleted from SHLAA |
| S/7/08 | Land at 60-66 Busticle Lane | Sompting | The site has a planning consent dating from before the April 2008 base date. The deliverability of the permission is discussed elsewhere in this study | The site has a planning consent dating from before the April 2008 base date. A revised planning application has been submitted and a decision is awaited. The deliverability of the permission is discussed elsewhere in this study (Appendix 2) |
| S/8/08 | Sompting Primary School, Whitestyles Road | Sompting | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | Following a review of school provision and age of transfer in the district undertaken by West Sussex County Council, this site is not surplus to requirements. The site is no longer available for residential development. To be deleted from SHLAA |

| | | | | |
|----------|-----------------------------------|-----------------|--|---|
| S/10/08 | 57 Boundstone Lane | Sompting | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | Two letters were sent to the last known owner/occupier asking whether the site should be included in the SHLAA update 2012 (January and February 2012). No response received and therefore conclude the site is no longer available. The availability of this site should continue to be monitored on a regular basis |
| SU/1/08 | Surry Arms, 388 Brighton Road | Shoreham-by-Sea | The site has a planning consent dating from before the April 2008 base date. The deliverability of the permission is discussed elsewhere in this study | Development on this site has been completed. To be deleted from SHLAA |
| SU/4/08 | Amenity Open Space, Williams Road | Shoreham-by-Sea | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | This site is now formally designated as a Village Green. The site is no longer available for development. To be deleted from SHLAA |
| SU/6/08 | Car Park, Arundel Close | Shoreham-by-Sea | Site has been completed | Development on this site has been completed. To be deleted from SHLAA |
| SU/7/08 | Car Park, Lower Beach Road | Shoreham-by-Sea | The site is required for public car parking and is well placed in relation to the river crossing from Shoreham Beach into the town centre. The site is also within flood zone 3b. From the information available, therefore, the site is not considered suitable for housing development | The site is required for public car parking and is well placed in relation to the river crossing from Shoreham Beach into the town centre. The site is also within flood zone 3b. The new river crossing will land adjacent this car park and the site will continue to be used for public car parking. To be deleted from SHLAA |
| SU/8/08 | Royal Coach, Brighton Road | Shoreham-by-Sea | The site is in active use as a car park for the public house and the site is located within flood zone 3b. From the information available, therefore, the site is not considered suitable for housing development | The Public House is now closed. Various options for either retention of the site in its current use or for an alternative use are currently being explored. The availability of this site should continue to be monitored on a regular basis |
| SU/10/08 | Riverbank Business Centre, Old | Shoreham-by-Sea | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently achievable. A residual | This site, together with the site at 12-18 Old Shoreham Road has been the subject of pre application discussions for a mixed |

| | | | | |
|----------|-------------------------------------|-----------------|--|---|
| | Shoreham Road | | valuation of the site has concluded that a mixed use development including residential and employment use is not currently viable | use development including residential. Add as a new SHLAA site |
| SU/11/08 | Playing Field, Middle Road | Shoreham-by-Sea | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | Following a review of school provision and age of transfer in the district undertaken by West Sussex County Council, this site is not surplus to requirements. The site is part of the Shoreham Academy and is no longer available for residential development. To be deleted from SHLAA |
| SU/12/08 | Community Halls, Eastern Close | Shoreham-by-Sea | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | No change. In use as a community facility. The availability of this site should continue to be monitored on a regular basis |
| SU18/08 | Civic Centre Car Park, Ham Road | Shoreham-by-Sea | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | A development brief has been prepared for this site which allows for housing development as part of a mixed use. The future of this site is uncertain at this stage. The availability of this site should continue to be monitored on a regular basis |
| SU20/08 | Car Park, Tarmount Lane | Shoreham-by-Sea | The site is required for public car parking in Shoreham town centre. From the information available, therefore, the site is not considered suitable for housing development | No change. To be deleted from SHLAA |
| SU/21/08 | Telephone Exchange, 1 Tarmount Lane | Shoreham-by-Sea | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | The site is to remain in use as a telephone exchange. To be deleted from SHLAA |
| SU/22/08 | Station Car Park, Buckingham Road | Shoreham-by-Sea | The redevelopment of part of the station car park for housing may be appropriate as part of a new parking strategy for the town centre but at this stage loss of railway parking without suitable replacement is not considered appropriate | No change. The availability of this site should continue to be monitored on a regular basis |
| SU/23/08 | Dunelm Mill, Eastern Avenue | Shoreham-by-Sea | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on | This site now lies within the draft boundary of the Shoreham Harbour Joint |

| | | | | |
|----------|--|-----------------|---|---|
| | | | the site as the site is not currently available. The availability of this site should be monitored on a regular basis | Area Action Plan. Any future development potential will be addressed through the JAPP. To be deleted from SHLAA |
| SU/24/08 | The Ham, Eastern Avenue | Shoreham-by-Sea | The site is laid out and safeguarded as Public Open space. There is permission for a skateboard park on part of the site. From the information available therefore, the site is not considered suitable for housing development and should be retained for open space/amenity purposes | The site is laid out and safeguarded as Public Open space. This site now lies within the draft boundary of the Shoreham Harbour Joint Area Action Plan. Any future development potential will be addressed through the JAPP. To be deleted from SHLAA |
| SU/26/08 | Car Park, Middle Street | Shoreham-by-Sea | Site too small for 6 dwellings | Site had been redeveloped with two houses. To be deleted from SHLAA |
| SU/27/08 | Civic Centre, Ham Road | Shoreham-by-Sea | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | A development brief has been prepared for this site which allows for housing development as part of a mixed use. The future of this site is uncertain at this stage. The availability of this site should continue to be monitored on a regular basis |
| SU/30/08 | Kingston Buci First School, Middle Road | Shoreham-by-Sea | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | Following a review of school provision and age of transfer in the district undertaken by West Sussex County Council, this site is not surplus to requirements. Part of the site is used as a Children and Family Centre and the remainder is part of Northbrook College. The site is no longer available for residential development. To be deleted from SHLAA |
| SU/32/08 | Land to south at junction of Chanctonbury Drive/Downsway | Shoreham-by-Sea | Whilst the site is currently underused as an amenity open space, there is potential with adjoining land, containing the listed building, for this area to contribute significantly to meeting the open space needs of this area. From the information available, therefore, the site is not considered suitable for housing development | No change. To be deleted from SHLAA |

| | | | | |
|----------|--|-----------------|--|---|
| SU/34/08 | The Morning Star, Ham Road | Shoreham-by-Sea | The site is currently under construction. The deliverability of this permission is discussed elsewhere in this study | Development on this site has been completed. To be deleted from SHLAA |
| SU/35/08 | Smiths Yard, Old Shoreham Road | Shoreham-by-Sea | The site is currently under construction. The deliverability of this permission is discussed elsewhere in this study | Development on this site has been completed. To be deleted from SHLAA |
| SU/36/08 | 79-81 Brighton Road | Shoreham-by-Sea | The site has a planning consent dating from before the April 2008 base date. The deliverability of the permission is discussed elsewhere in this study | The site has a planning consent dating from before the April 2008 base date. A revised planning application has been submitted which will increase the number of residential units on this site. A decision is awaited. The deliverability of the permission is discussed elsewhere in this study (Appendix 2) Add as a new SHLAA site if planning permission is granted (Appendix 4 – note: only additional units added to avoid double counting) |
| SU/42/08 | Sussex Wharf, Harbour Way | Shoreham-by-Sea | The site is currently under construction. The deliverability of this permission is discussed elsewhere in this study | Development on this site has been completed. To be deleted from SHLAA |
| SU/44/08 | Norfolk House, High Street | Shoreham-by-Sea | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | Planning permission has been granted for 9 residential units on this site. The deliverability of the permission is discussed elsewhere in this study Add as a new SHLAA site (Appendix 4) |
| SU/46/08 | Former railway sidings, Shoreham Railway Station, Brunswick Road | Shoreham-by-Sea | The Renaissance Strategy identifies this site be retained for railway uses. The site is therefore not considered suitable for redevelopment for housing | No change. To be deleted from SHLAA |
| SW/4/08 | Play area, Prince Charles Close | Southwick | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | This site is within Council ownership and is to be retained as a play area. To be deleted from SHLAA |
| SW/5/08 | Ridgeway Allotments and | Southwick | The site has poor access and major physical constraints in the form of power lines. The presence of overhead power | No change. To be deleted from SHLAA |

| | | | | |
|----------|---|-----------|---|---|
| | adjoining grazing land, Highdown Close | | lines means that the majority of the site is not considered suitable for housing. The rest of the site contains a well used allotments site which has not been declared surplus to requirements. From the information available, therefore, the site is not considered suitable for housing development | |
| SW/7/08 | Harbour House, 121 Gardner Road | Southwick | The site is currently under construction. The deliverability of this permission is discussed elsewhere in this study | Development on this site has been completed. To be deleted from SHLAA |
| SW/8/08 | Land at 12-14 Southdown Road | Southwick | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | Appeal for redevelopment of this site rejected and the current owner is no longer pursuing. The availability of this site should continue to be monitored on a regular basis |
| SW/9/08 | Manor Hall Nursery, Gardener Road | Southwick | Site too small for 6 dwellings | No change. To be deleted from SHLAA |
| SW/10/08 | Emblem House, Manor Hall Road | Southwick | The presence of overhead power lines and noise from the adjacent sub station makes the site unsuitable for residential development | No change. To be deleted from SHLAA |
| SW/12/08 | Land to north of 123-207 Manor Hall Road | Southwick | The east of the site contains well used allotments which have not been declared surplus to requirements. Whilst the land to the west is vacant, the lack of access, the proximity to the sub station and potential underground cables make the site physically constrained. From the information available, therefore, the site is considered more appropriate as a possible extension to the current allotments, rather than for housing development | No change. A development brief is currently being prepared for the site to the north (Eastbrook Allotments) which will also incorporate this area of land. This will indicate that the current allotments will remain. The vacant area of land to the west is likely to be proposed as a potential extension to the allotments. To be deleted from SHLAA |
| SW/15/08 | Chalex Industrial Estate, Manor Hall Road | Southwick | A significant part of the site is being developed for 15 B1/B8 units. It is not considered that the remaining part of the site, which shares a sub standard access with the adjoining industrial units, would be a suitable location for residential development given the new adjacent employment uses | No change. To be deleted from SHLAA |

| | | | | |
|----------|--|-----------|--|---|
| SW/16/08 | NTL Ltd, Gardener Road | Southwick | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | No change. The availability of this site should continue to be monitored on a regular basis |
| SW/19/08 | Land at 7-27 Albion Street | Southwick | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | No change. The availability of this site should continue to be monitored on a regular basis |
| SW/20/08 | Manor Hall First School | Southwick | From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis | Following a review of school provision and age of transfer in the district undertaken by West Sussex County Council, this site is not surplus to requirements. The site is no longer available for residential development. To be deleted from SHLAA |
| SW/21/08 | Land south west corner of Southwick Recreation Ground, Croft Avenue | Southwick | The site forms part of an attractive public open space, providing informal amenity space. From the information available, therefore, the site is not considered suitable for housing development | No change. To be deleted from SHLAA |
| SW/22/08 | East Allotments, The Gardens | Southwick | The site contains well used allotments which have not been declared surplus to requirements. From the information available, therefore, the site is not considered suitable for housing development | No change. To be deleted from SHLAA |
| SW/23/08 | Quayside Recreation Ground, Upper Kingston Lane | Southwick | The site is Public Open Space and recent assessments have identified continued use for open space to be appropriate. Potential contamination and ground subsidence are also major constraints to development. From the information available, therefore, the site is not considered suitable for housing development | No change. To be deleted from SHLAA |
| | | | | |

Appendix 4: Sites with potential within settlements 2009 (update 2012)

| Site Address | Demolitions | Site Capacity (net) | Deliverable within years: | | | | Suitability | Availability | Achievability |
|--|-------------|---------------------|---------------------------|------|-------|----------|---|---|---|
| | | | 1-5 | 6-10 | 11-15 | Unlikely | | | |
| Lancing | | | | | | | | | |
| 4 Old Shoreham Road | 2 | 11 | 11 | | | | Principle of development is acceptable. | Application for 13 dwellings (net 11) refused on density issues. APPEAL PENDING | DELETE FROM SHLAA BUT CONTINUE TO MONITOR If the appeal is successful the site is likely to be developed within the next 5 years. The site has been excluded from this draft SHLAA pending the appeal decision but could potentially be included in the final SHLAA at submission stage of the Local Plan |
| Royal Naval Association Club, Tower Road | 0 | 9 | | | | | | | DEVELOPMENT COMPLETED. DELETE FROM SHLAA |
| Burdwood House, 143 Brighton Road | | -2 | | | | | | | DEVELOPMENT COMPLETED. DELETE FROM SHLAA |

| | | | | | | | | | |
|--|---|----|--|--|--|----|---|--|--|
| Laundry, Alma Street | 0 | 6 | | | | 6 | Principle of development on this site is accepted and there are no major constraints to delivery. | Two letters sent to last known owner asking whether site should be included in the SHLAA update 2012. (January and February 2012) No response received and therefore conclude the site is no longer available. | DELETE FROM SHLAA BUT CONTINUE TO MONITOR |
| The Elm Grove Centre, Elm Grove | | 26 | | | | | | | DEVELOPMENT COMPLETED. DELETE FROM SHLAA |
| Lancing Manor Filling Station, Old Shoreham Road | 0 | 10 | | | | 10 | Principle of development is accepted on this vacant site. | Planning permission granted (Sept.2010) to redevelop the site with a petrol filling station and shop. | DELETE FROM SHLAA BUT CONTINUE TO MONITOR UNTIL CONSENT IMPLEMENTED |
| Sompting | | | | | | | | | |
| r/o St Peters Place, Western Road | 0 | 10 | | | | 10 | Principle of development on this site is accepted. Previous application for 15 flats was withdrawn following a request for further information. | Application submitted for change of use of part of the site from caravan sales to builders merchants was refused (February 2011). Two letters sent to last known owner asking whether site should be included | DELETE FROM SHLAA BUT CONTINUE TO MONITOR |

| | | | | | | | | | |
|---|---|-----|-----|--|--|----|---|--|---|
| | | | | | | | | in the SHLAA update 2012. (January and February 2012) No response received and therefore conclude the site is no longer available. | |
| Rectory Farm Industrial Estate, Rectory Farm Road | 0 | 70 | | | | 70 | New policy in the draft Local Plan would protect this site as employment floorspace | The site has been promoted through the SHLAA by the landowner. If the current leases are terminated and it can be demonstrated that employment use on this site is no longer viable, consideration may be given to residential use | DELETE FROM SHLAA BUT CONTINUE TO MONITOR |
| Shoreham-by-Sea | | | | | | | | | |
| Ropetackle North/12-18 Shoreham Road, | | 174 | 174 | | | | Site lies within Flood Zone 3b. Within the same ownership as adjacent land being promoted for mixed use development to include flood defence works. | Pre-application discussions are currently taking place. This site, together with Riverside Business Centre, Old Shoreham Road (known as Ropetackle North) for a mixed use | The two sites will be considered together as Ropetackle North in the SHLAA update. The promoters of the site have indicated that it should be delivered within the next 5 years |

| | | | | | | | | | |
|--|----|-----|----|--|--|----|---|---|---|
| | | | | | | | | development to include residential | |
| South Wharf House, Hancock Way | 0 | 8 | | | | | | | DEVELOPMENT COMPLETED. DELETE FROM SHLAA |
| Community Buildings, Pond Road | 0 | 31 | 31 | | | | Principle of development acceptable on this site. Promoted as part of a mixed use development with new community, medical and library facilities through Shoreham Renaissance Strategy. | Within multiple public ownership, the site is the subject of a development brief. Proposal now is to redevelop land to east of Pond Road, hence the reduction in housing provision. | Sufficient residential development is required on this site to achieve its comprehensive redevelopment. Within the town centre where demand for residential properties is high. |
| Former Workhouse adjacent Southlands Hospital, Upper Shoreham Road | 0 | 197 | | | | | | | Site is under construction. The delivery of this site is discussed elsewhere in this SHLAA (Appendix 2) DELETE FROM SHLAA |
| Cecil Norris House, Ravens Road | 12 | 12 | | | | 12 | The principle of redevelopment is accepted on this site. | Within Council ownership, the site is likely to be redeveloped in the longer term. | Within Council ownership, the site is likely to be redeveloped in the longer term. Internal officer/Member discussions will tale |

| | | | | | | | | | |
|---|---|----|----|--|--|---|---|---|--|
| | | | | | | | | | place. the site has therefore been excluded from this draft SHLAA but could potentially be included in the final SHLAA at submission stage of the Local Plan |
| 3-19 New Road (now 3-15 New Road) | 0 | 10 | 10 | | | | | | This site has a planning consent dating from before the base date of this SHLAA update. The delivery of this site is discussed elsewhere in this SHLAA (Appendix 2) DELETE FROM SHLAA |
| Northbourne Medical Centre, Eastern Avenue | 0 | 10 | 10 | | | | Principle of development is accepted provided the community facility is replaced elsewhere. | The lease on this medical facility expires in the next couple of years. There is an extant planning permission (March 2012) for a replacement facility on an alternative site. A revised application is anticipated shortly | Once the new medical facility has been constructed, the site will be available. The site is subject to a covenant restricting the height of any new buildings, but the landowner (WSCC) has indicated its willingness to consider potential development. |
| 412-414 Brighton Road | 0 | 7 | | | | 7 | The site (a petrol filling station) is | Two letters sent to last known | DELETE FROM SHLAA BUT |

| | | | | | | | | | |
|---|---|--|--|--|--|---|--|--|--|
| | | | | | | | located adjacent the town centre and within a Conservation Area. It is considered suitable for residential development. Within Flood Zone 3a so would have to pass the exceptions test. A recent application for 9 flats was withdrawn but it is likely that a lesser scheme would be acceptable provided it does not adversely impact on the Conservation Area. | owner/occupier asking whether site should be included in the SHLAA update 2012. (January and February 2012) No response received and therefore conclude the site is no longer available. | CONTINUE TO MONITOR |
| Garage Compound rear of Kingston Broadway | 0 | | | | | 6 | Principle of development on this site is accepted. Previous application has been refused on grounds of overdevelopment. However, a lesser scheme is likely | Two letters sent to last known owner/occupier asking whether site should be included in the SHLAA update 2012. (January and February 2012) No response received and therefore | DELETE FROM SHLAA BUT CONTINUE TO MONITOR |

| | | | | | | | | | |
|--------------------------------|---|----|--|--|--|----|---|---|---|
| | | | | | | | to be acceptable | conclude the site is no longer available | |
| Car Park, Beach Green | 0 | | | | | 40 | Underused public car park, the principle of development on part of this site is acceptable subject to flooding issues | Within the ownership of the Council. Affordable housing might be appropriate for this site | Within Council ownership, the site is likely to be redeveloped in the longer term. Internal officer/Member discussions will take place. the site has therefore been excluded from this draft SHLAA but could potentially be included in the final SHLAA at submission stage of the Local Plan |
| Ballamys Showroom, High Street | 0 | 48 | | | | | | | DEVELOPMENT COMPLETED. DELETED FROM SHLAA |
| 2-8 Tarmount Lane | | | | | | 10 | | | Planning permission granted for alternative use which has been implemented. DELETE FROM SHLAA |
| 124 Upper Shoreham Road, | 1 | 10 | | | | 10 | Within a residential area, development is considered suitable. Recent appeal for the erection of 11 flats was | Two letters sent to last known owner/occupier asking whether site should be included in the SHLAA update 2012. (January and | DELETE FROM SHLAA BUT CONTINUE TO MONITOR |

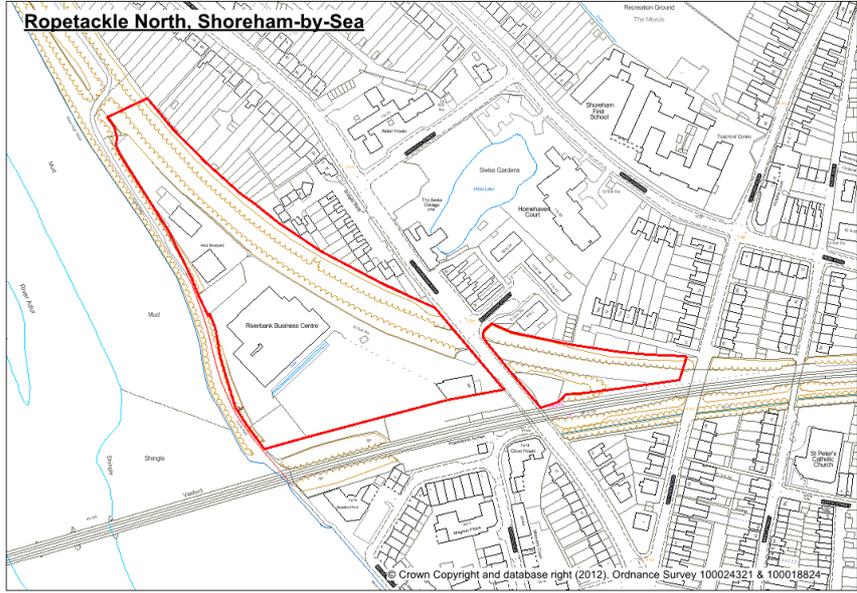
| | | | | | | | | | |
|-------------------------|---|----|--|--|--|----|--|--|---|
| | | | | | | | dismissed – overdevelopment. A lesser scheme is likely to be acceptable. | February 2012) No response received and therefore conclude the site is no longer available. | |
| 136 Upper Shoreham Road | 0 | 15 | | | | 15 | Principle of development is accepted on this site which is currently a car sales showroom within a residential area. | Two letters sent to last known owner/occupier asking whether site should be included in the SHLAA update 2012. (January and February 2012) No response received and therefore conclude the site is no longer available. However, the site owner has recently indicated that residential development is being considered and pre application discussions are taking place | Mitigation and remediation of potential site contamination will be necessary. The site has not been included in this draft SHLAA as the owner did not indicate the intention to develop, but could potentially be included in the final SHLAA at submission stage of the Local Plan |
| Southwick | | | | | | | | | |
| 96 Southview Road | 0 | 14 | | | | | | | This site has a planning consent dating from before the base date of this SHLAA update. The delivery of this site is discussed elsewhere in |

| | | | | | | | | | |
|------------------------------|---|----|---|--|--|----|--|--|---|
| | | | | | | | | | <p>this SHLAA (Appendix 2)</p> <p>DELETE FROM SHLAA</p> |
| Elmcroft, Croft Avenue | 0 | 14 | | | | | | | <p>DEVELOPMENT COMPLETED. DELETED FROM SHLAA</p> |
| Kingston Works, Gardner Road | 0 | 40 | | | | | | | <p>DEVELOPMENT COMPLETED. DELETED FROM SHLAA</p> |
| Grazing Land, Overhill | 0 | 74 | | | | 74 | Principle of development on this site is acceptable | <p>Within Council ownership, there is a covenant on this site restricting its use to that associated with cemetery purposes. The Council has made an application to the Lands Tribunal to resolve this issue. This application has now been withdrawn.</p> | <p>Member decision taken on 30th August 2011 not to proceed with development of this site.</p> <p>DELETE FROM SHLAA</p> |
| r/o 77-83 Southview Road | 0 | 6 | 6 | | | | <p>Commercial building within a residential area. The loss of employment floorspace may be an issue, however, in</p> | <p>The current occupiers have a short term lease, after which the landowner is considering redeveloping the site.</p> | <p>The owner has confirmed his intention to redevelop the site and anticipates delivery in 2012-2014</p> |

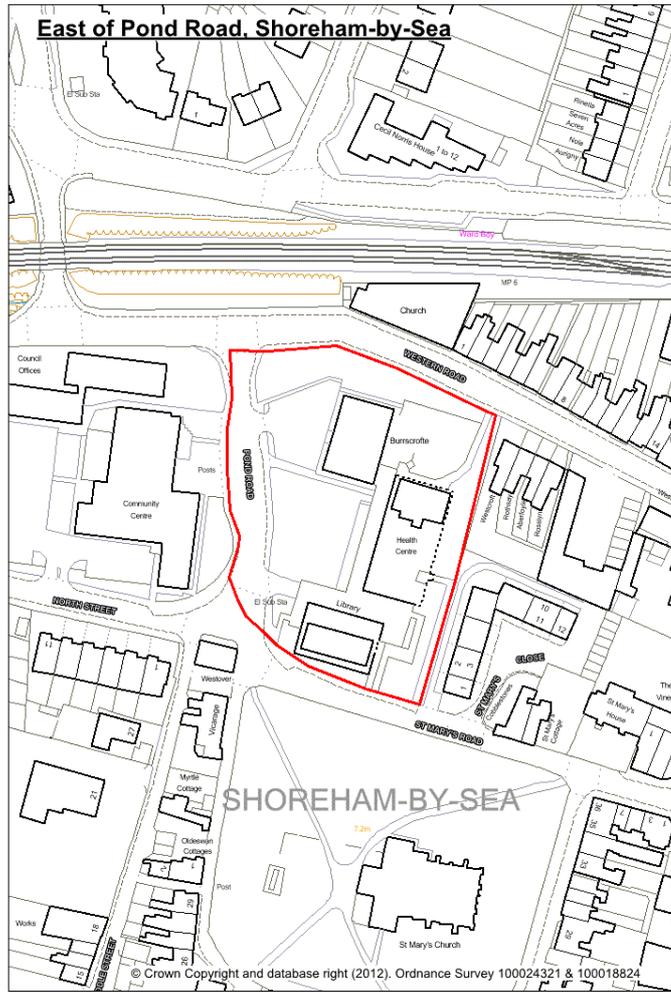
| | | | | | | | | | |
|--------------------------------------|---|----|---|--|--|----|---|---|--|
| | | | | | | | principle residential development is acceptable. | The owner has confirmed his intention to redevelop the site and anticipates delivery in 2013-2014 | |
| r/o 53-59 Southview Road | 1 | 8 | 8 | | | | This site now falls within the definition of greenfield land in the new NPPF and should be deleted from the SHLAA as it is no longer a brownfield site. | The current owner is seeking to develop the site and owns one of the properties which would be demolished to create a satisfactory access. The owner has confirmed his intention to redevelop the site and anticipates deliver in 2015-2017 | DELETE FROM SHLAA BUT CONTINUE TO MONITOR |
| Europa House, 46-50 Southwick Square | 0 | 12 | | | | 12 | Vacant office block within the town centre. Loss of employment floorspace would be an issue. However, the principle of development is acceptable. | The site has now been sold for employment use. | DELETE FROM SHLAA |

| | | | | | | | | | |
|---|---|--|--|--|--|-----|--|--|--------------------------|
| Shoreham Harbour | | | | | | | | | |
| 5 Brighton Road, Shoreham-by-Sea | 0 | | | | | 90 | | This site now lies within the draft boundary of the Shoreham Harbour Joint Area Action Plan. Any future development potential will be addressed through the JAAP | DELETE FROM SHLAA |
| Technology House, West Road, Southwick | 0 | | | | | 12 | | This site now lies within the draft boundary of the Shoreham Harbour Joint Area Action Plan. Any future development potential will be addressed through the JAAP | DELETE FROM SHLAA |
| Lady Bee Development Site, Albion Street, Southwick | 0 | | | | | 175 | | This site now lies within the draft boundary of the Shoreham Harbour Joint Area Action Plan. Any future development potential will be addressed through the JAAP | DELETE FROM SHLAA |

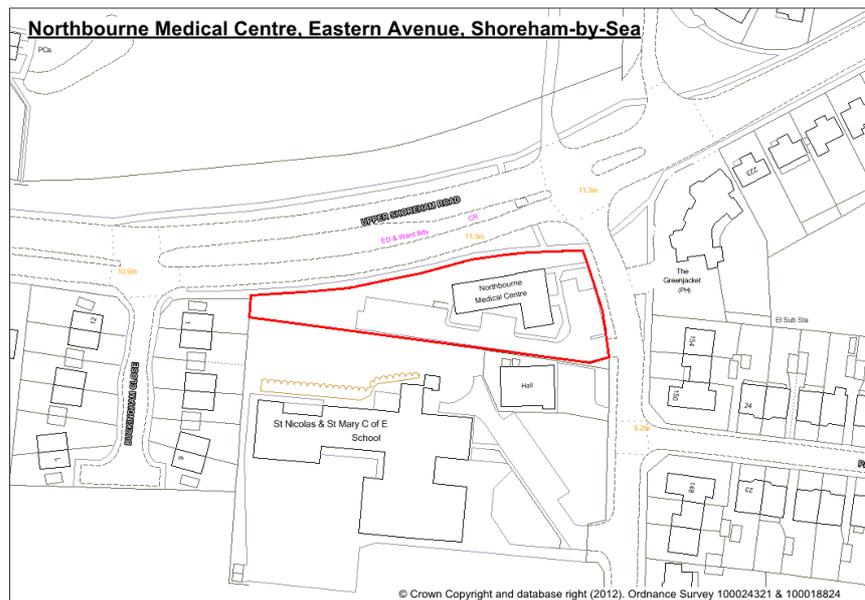
| Appendix 4: Sites with potential within settlements (update 2012) | | | | |
|---|-------------------|------------------------|------------------------------|---------------------------------|
| Site Ref | Settlement | Site Area (ha) | Local Authority | Current/previous landuse |
| SU/1/11 | Shoreham-by-Sea | 2.24 | Adur | Employment |
| Site Address | | Type of Site | | |
| Ropetackle North and 12/18 Old Shoreham Road | | Brownfield | | |
| | | Planning Status | | |
| | | None | | |
| Description of Site | | | | |
| The majority of the site is a low density, partially vacant, employment area located on the east bank of the River Adur on the edge of Shoreham town centre. The site is divided by Old Shoreham Road with the remainder of the site (12-18 Old Shoreham Road) being former railway land which rises in tiers. | | | | |
| Policy Restrictions | | | | |
| The majority of the site is currently protected for employment use in the Local Plan 1996. The remainder of the site (12-18 Old Shoreham Road) lies within the built-up area where there is a presumption in favour of development. | | | | |
| Physical Constraints | | | | |
| The site lies within Flood Zone 3b Given both current and previous uses, the potential for contamination is of High Significance Existing sewer capacity is not available. Nature Conservation – slow worms and lizards have been found on the site May be issues of highway safety. | | | | |
| Potential Impacts | | | | |
| There is a potential impact on the adjacent Site of Special Scientific Interest. | | | | |
| Suitability Summary | | | | |
| The site known as Ropetackle North is identified in the Shoreham Renaissance Strategy (2006) as being one of the few major employment opportunities in the town. The site is considered to have potential for a mixed use development recognising that employment uses are unlikely to be delivered without a significant amount of enabling residential development (which will include the development of 12-18 Old Shoreham Road). Subject to satisfactory flood mitigation measures, the site is considered suitable for development. | | | | |
| Availability Summary | | | | |
| The site is being actively promoted by developers and pre-application discussions with the relevant authorities are currently taking place. | | | | |
| Achievability Summary | | | | |
| Potential constraints are being addressed. It is understood that provisional agreement has been reached with Natural England/West Sussex County Council on a suitable site for the translocation of the reptiles. The Environment Agency has confirmed that the proposed flood risk strategy for the site is sound. Subject to mitigation measures being agreed by the relevant agencies, it is considered that housing will be delivered on this site as part of a mixed use scheme. The provisional mix proposes 174 dwellings (up to 200 could be accommodated) and a range of employment uses, including hotel, offices, retail and professional services and food and drink. | | | | |
| | | Final Density | Final Suggested Yield | |
| | | Unknown at this stage | 174 | |



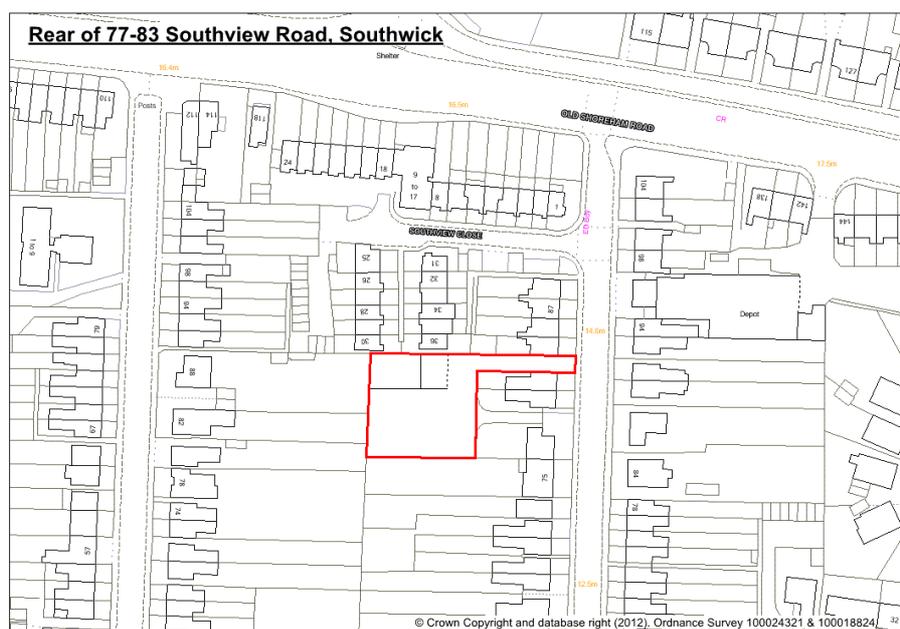
| Site Ref | Settlement | Site Area (ha) | Local Authority | Current/previous landuse |
|---|-----------------|------------------------|-----------------|------------------------------|
| SU/19/08 | Shoreham-by-Sea | 0.6 | Adur | Community Buildings |
| Site Address | | Type of Site | | |
| Pond Road | | Brownfield | | |
| | | Planning Status | | |
| | | None | | |
| Description of Site | | | | |
| Town centre site comprising library, health centre and vacant care home | | | | |
| Policy Restrictions | | | | |
| <p>Site within the built up area where residential development is normally acceptable. Identified in the Shoreham Renaissance Strategy for community uses. Saved Policy ACS5 of the adopted Local Plan 1996 states that development which involves the loss of community facilities will not be permitted. Site lies within the Shoreham-by-Sea Conservation Area where development should not adversely affect the character, appearance or setting of the area. A Development Brief has been prepared for a larger site, of which this site forms a part (September 2010). A more recent indicative layout for this site includes 31 dwellings.</p> | | | | |
| Physical Constraints | | | | |
| <p>Access and relationship to adjacent town centre. Capacity of existing sewers may be an issue.</p> | | | | |
| Potential Impacts | | | | |
| <p>Impact on Conservation Area Impact on Grade 1 Listed Building (St Mary de Haura Church) adjacent the southern site boundary.</p> | | | | |
| Suitability Summary | | | | |
| <p>The site is located adjacent to existing residential and community uses and the Shoreham Renaissance Strategy (2006) recommends part of the site for residential development together with community uses to replace existing. Only the eastern part of the site identified in the Strategy is now likely to come forward. A more recent indicative layout for this site includes 31 dwellings, library and health centre. The site offers a suitable location for mixed use development and would contribute to the creation of sustainable communities.</p> | | | | |
| Availability Summary | | | | |
| <p>The site is wholly in public ownership West Sussex County Council, Adur District Council and West Sussex Primary Care Trust. A Development Brief has been adopted for this site (September 2010) and the public authorities are committed to delivering this site. The care home on the site has been vacated in preparation for redevelopment.</p> | | | | |
| Achievability Summary | | | | |
| <p>The feasibility study is currently being reviewed with a view to appointing consultants to take the scheme forward. From the information available it is considered that the site is economically viable, subject to public sources of finance being available and the recovery of the housing market. Part of the site would be suitable for a mix of town houses and flats and is likely to be completed within 5 years.</p> | | | | |
| | | Final Density | | Final Suggested Yield |
| | | Unknown at this stage | | 31 |



| | | | | |
|--|-------------------|------------------------|------------------------------|---------------------------------|
| Site Ref | Settlement | Site Area (ha) | Local Authority | Current/previous landuse |
| SU/31/08 | Shoreham-by-Sea | 0.2 | Adur | Community use - Health facility |
| Site Address | | Type of Site | | |
| Northbourne Medical Centre, Eastern Avenue | | Brownfield | | |
| | | Planning Status | | |
| | | None | | |
| Description of Site | | | | |
| Corner site at the junction of Upper Shoreham Road/ Eastern Avenue | | | | |
| Policy Restrictions | | | | |
| The site contains an existing community facility which should be protected unless adequate provision is provided elsewhere or it is declared surplus to requirements Covenant on the site which restricts development height | | | | |
| Physical Constraints | | | | |
| None | | | | |
| Potential Impacts | | | | |
| None | | | | |
| Suitability Summary | | | | |
| The site is in a residential area with houses to the east and west and a school to the south | | | | |
| Availability Summary | | | | |
| The current surgery lease is understood to have expired. A planning application has been approved for a replacement facility at Southlands Hospital. Once the surgery has relocated the site will be available for redevelopment. | | | | |
| Achievability Summary | | | | |
| From the information available it is considered that the site is economically viable and the capacity of a developer to complete and sell housing in this area is good, subject to recovery of the housing market. Because of its location and characteristics, the site would be suitable for houses and could be completed in 5 years. It is considered that there is a good prospect of this site coming forward as alternative provision has been made for the medical facility currently occupying the site. West Sussex County Council retain a covenant on the land that restricts development to single story but have stated their willingness to review this covenant should the current landowners wish to redevelop. | | | | |
| | | Final Density | Final Suggested Yield | |
| | | 46dph | 10 | |



| | | | | |
|--|-------------------|-----------------------|------------------------|---------------------------------|
| Site Ref | Settlement | Site Area (ha) | Local Authority | Current/previous landuse |
| SW/2/08 | Southwick | 0.11 | Adur | Commercial |
| Site Address | | | Type of Site | |
| Rear of 77 to 83 Southview Road | | | Brownfield | |
| | | | Planning Status | |
| | | | None | |
| Description of Site | | | | |
| Commercial building in north west corner of site with associated yard. Surrounded by residential development. | | | | |
| Policy Restrictions | | | | |
| Within built up area where residential development is generally acceptable in principle. | | | | |
| Physical Constraints | | | | |
| Potential ground contamination associated with former commercial uses. | | | | |
| Potential Impacts | | | | |
| None. | | | | |
| Suitability Summary | | | | |
| The site is located within the built up area and adjacent to other residential properties. The site is considered suitable for redevelopment subject to the satisfactory mitigation and remediation of any on site contamination. The site offers a suitable location for residential development and would contribute to the creation of sustainable, mixed communities. | | | | |
| Availability Summary | | | | |
| The Agent acting on behalf of the owner has confirmed that this site is available for development. The approximate delivery of this site is 2012-2014 | | | | |
| Achievability Summary | | | | |
| From the information available it is considered that the site is economically viable and the capacity of a developer to complete and sell housing in this area is good, subject to recovery of the housing market. Because of its location and characteristics, this site would be suitable for higher density development comprising 6 two storey terraced dwellings, parallel with and reflecting the character of adjoining properties. The site is likely to be completed by 2014. It is considered that there is a reasonable prospect that housing will be delivered on this site as it is suitable for development and is being actively promoted. | | | | |
| | | | Final Density | Final Suggested Yield |
| | | | 54dph | 6 |

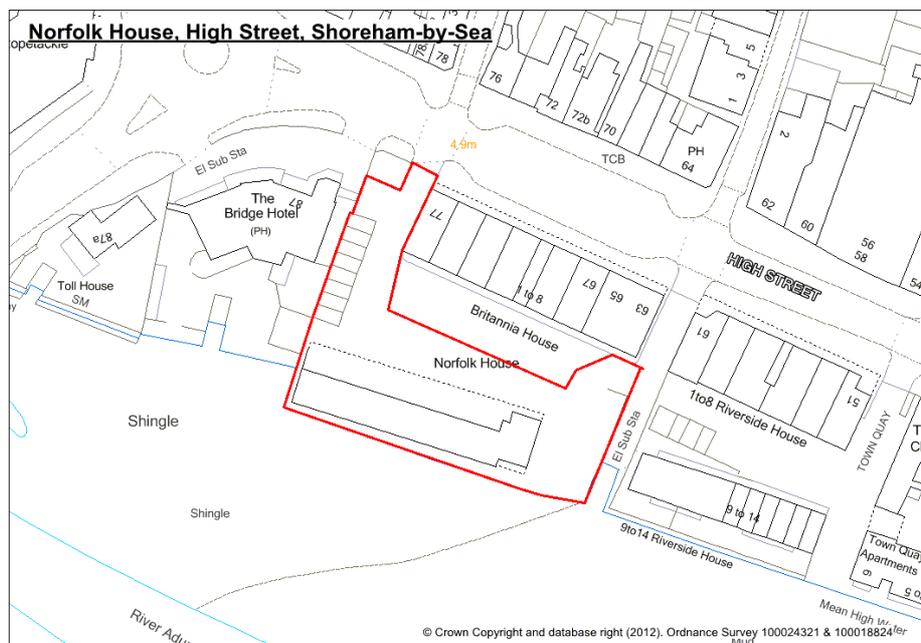


New sites added into the SHLAA 2012 update:

| Site Ref | Settlement | Site Area (ha) | Local Authority | Current/previous landuse |
|--|-----------------|--|------------------------------|--------------------------|
| SU/2/11 | Shoreham-by-Sea | 0.7 | Adur | Storage and distribution |
| Site Address | | Type of Site | | |
| 79-81 Brighton Road | | Employment | | |
| | | Planning Status | | |
| | | Planning permission for mixed use development to include 79 dwellings (AWDM/0215/10). Revised planning application for mixed use development to include 132 dwellings (AWDM/0501/12) – decision pending | | |
| Description of Site | | | | |
| Bounded by Brighton Road to the north, Surry Hard to the east, jetties and the River Adur to the south and Tarmount Hard to the west. Previously used as a storage and distribution centre, the site has been vacant for a number of years but now has a temporary consent for use as a roller disco. | | | | |
| Policy Restrictions | | | | |
| Lies within the area covered by the saved Local Plan Town Centre Inset Map (1996) but is not identified for any particular use. Within the built up area where there is a presumption in favour of development. The Draft Adur Local Plan shows this site as being outside if the proposed new town centre boundary and within the Shoreham Harbour Joint Area Action Plan draft boundary. The site lies outside of but adjoining the eastern boundary of the Shoreham-by-Sea Conservation Area | | | | |
| Physical Constraints | | | | |
| Lies within Flood Zone 3b; Lies within an Air Quality Management Area; Access | | | | |
| Potential Impacts | | | | |
| Impact on the Conservation Area and the Air Quality Management Area | | | | |
| Suitability Summary | | | | |
| The site has a previous planning consent for a mixed use development comprising 79 flats, 78 bedroom hotel and commercial floorspace (ADC/0215/10). A revised planning application has been submitted (AWDM/0501/12 – decision pending) which increases the number of units to 132(53 additional residential units) | | | | |
| Availability Summary | | | | |
| The site is actively being promoted. It has a current planning consent, with a revised application increasing the number of residential units, pending. The current occupiers have a temporary use as a roller disco; this is renewed annually and would not prevent development of this site. | | | | |
| Achievability Summary | | | | |
| Potential constraints are being addressed, particularly in terms of design and flood risk. Once the application has been determined development is likely to be completed within five years. | | | | |
| | | Final Density | Final Suggested Yield | |
| | | Unknown at this stage | 132 | |



| Site Ref | Settlement | Site Area (ha) | Local Authority | Current/previous landuse |
|---|-----------------|---|------------------------------|--------------------------|
| SU/3/11 | Shoreham-by-Sea | 0.16 | Adur | Office |
| Site Address | | Type of Site | | |
| Norfolk House, High Street | | Brownfield | | |
| | | Planning Status | | |
| | | Planning consent granted (AWDM/0871/11) | | |
| Description of Site | | | | |
| The existing building, a 3 storey office block, lies on the north bank of the River Adur, to the rear of residential/retail properties. To the west is The Bridge Public House. The site is at a lower level than the High Street. Access will be from the High Street (A259) | | | | |
| Policy Restrictions | | | | |
| The site lies within the Shoreham town centre (saved Adur Local Plan policies 1996) and the Shoreham-by-Sea Conservation Area | | | | |
| Physical Constraints | | | | |
| Flood risk | | | | |
| Potential Impacts | | | | |
| Effect on the Character and appearance of the Conservation Area | | | | |
| Suitability Summary | | | | |
| The site has an extant planning consent and is suitable for residential development | | | | |
| Availability Summary | | | | |
| The site is understood to be vacant | | | | |
| Achievability Summary | | | | |
| The site has an extant planning consent and is likely to be developed within the next 5 years | | | | |
| | | Final Density | Final Suggested Yield | |
| | | 56dph | 9 | |



| Site Ref | Settlement | Site Area (ha) | Local Authority | Current/previous landuse |
|---|------------|------------------------|-----------------|------------------------------|
| L/1/11 | Lancing | 0.1 | Adur | Retail/Delivery |
| Site Address | | Type of Site | | |
| Lancing Delivery Office, North Road | | Brownfield | | |
| | | Planning Status | | |
| | | None | | |
| Description of Site | | | | |
| The site lies within the area covered by the saved Local Plan Town Centre Inset Map (1996). It is occupied by a large two storey building with a single storey rear extension. To the north is the Children and Family Centre/community uses, to the east are two storey houses and to the south and west is a mix of residential and retail uses. Access is from North Road. | | | | |
| Policy Restrictions | | | | |
| The site lies within Lancing Village centre. The draft Adur Local Plan indicates that retail uses are required at ground floor level (A1 or A3) in this location. This is reflected in the Lancing Vision document. | | | | |
| Physical Constraints | | | | |
| Access may be an issue | | | | |
| Potential Impacts | | | | |
| None | | | | |
| Suitability Summary | | | | |
| The site is suitable for redevelopment, provided a retail use is retained at ground floor level fronting North Road as part of any scheme. | | | | |
| Availability Summary | | | | |
| The site is actively being promoted through the SHLAA process | | | | |
| Achievability Summary | | | | |
| The agent acting on behalf of the landowner has indicated that, whilst the site is currently strategically important to Royal Mail, if suitable alternative premises can be provided to enable the current business to continue, the site could be available for redevelopment. | | | | |
| | | Final Density | | Final Suggested Yield |
| | | 60dph | | 6 |



7.0 HOUSING IMPLEMENTATION STRATEGY

7.1 In accordance with the National Planning Policy Framework, a Housing Implementation Strategy (describing how a five year supply of housing to meet the housing target can be maintained) will be prepared for the Pre-Submission version of this Local Plan in 2013. It is not considered necessary or appropriate to prepare a Strategy at this stage in the Local Development Framework process because the proposed housing targets and site options are still subject to consultation. The Draft Adur Local Plan will be consulting on two alternative housing targets:

- Option A – 1785 homes (105 homes per year) plus 1050 at Shoreham Harbour
- Option B – 2635 homes (155 homes per year) plus 1050 at Shoreham Harbour

7.2 In order to deliver either of these targets, greenfield sites will need to be allocated and a number of options for their delivery are being proposed for consultation.

7.3 Following the consultation period, which ends on 31st October 2012, all responses will be analysed and a housing target, together with the preferred option to deliver this target will be taken forward in the Pre-Submission Local Plan next year. Once a housing target has been determined and proposed sites agreed, a Housing Implementation Strategy can be prepared.

7.4 For information, the Housing Implementation Strategy will include:

- Contingency Planning – to identify different delivery options if actual housing delivery does not take place at the rate expected
- A risk assessment – to identify obstacles and constraints to housing delivery and management strategies to address any risks
- The approach to engaging with housebuilders and other key stakeholders – to ensure that housing delivery objectives are understood and accepted, including positive engagement through pre-application discussions
- The approach to regular monitoring and review – how actual housing delivery performs against the housing trajectory
- An indication of the circumstances in which specific management actions may be introduced and what these actions might be – should monitoring demonstrate that objectives are not being met or risk not being met

7.5 It should be noted that the Housing Implementation Strategy will not take account of housing delivery at Shoreham Harbour. The Shoreham Harbour Regeneration Area is identified in the Draft Adur Local Plan as a broad location for change and will be covered by a Joint Area Action Plan. It has a “ringfenced” housing allocation and will have its own Housing Implementation Strategy.

8.0 HOUSING DELIVERY

8.1 Between 2001– 2006 the West Sussex Structure Plan set a target of 99 dwellings (net) to be built per year. This document was replaced by the South East Plan which set a target of 105 dwellings (net) per year from 2006 onwards. The table below gives an indication of the number of houses built in Adur each year since 2001. It shows that over the past 10 years, an average of 112 new homes have been built each year, slightly exceeding the requirement. This ten year time period takes account of peaks and troughs in the housing market. Housebuilding in the District was at its peak between 2005 – 2010, mainly due to the fact that a few large site were developed at this time, e.g. Ropetackle and Sussex Wharf. Most new development tends to be on smaller sites of 15 units or less.

| Adur Past Delivery Trends | Net Units | |
|----------------------------------|------------------|---|
| 2001/02 | 47 | 99 dwellings per year required by Structure Plan |
| 2002/03 | 82 | |
| 2003/04 | 59 | |
| 2004/05 | 120 | |
| 2005/06 | 200 | |
| 2006/07 | 216 | 105 dwellings per year required by South East Plan |
| 2007/08 | 146 | |
| 2008/09 | 123 | |
| 2009/10 | 61 | |
| 2010/11 | 63 | |
| Total | 1117 | Average 112 per annum (rounded) |

9.0 SELECTION OF THE SITES TO MEET HOUSING TARGET OPTIONS A AND B

- 9.1 In Part 2: A Strategy for Change and Prosperity of the Draft Local Plan, two proposed housing targets are currently being consulted on. Not all of the new homes needed to meet these targets can be built on brownfield land and some greenfield sites will be required.
- 9.2 The Urban Fringe Study 2006 and the Strategic Housing Land Availability Study 2009 identified a number of greenfield sites throughout the district which were identified as potential development sites. Subsequently other greenfield sites have also come forward for consideration.
- 9.3 Those sites identified to the north of Southwick and Shoreham-by-Sea now fall within the boundary of the South Downs National Park. This Draft Adur Local Plan covers those parts of the Adur District which lie outside of the National Park. The South Downs National Park Authority will produce its own Local Development Framework in due course which will set planning policy for all areas within its boundary. As the Adur Local Plan is unable to allocate land for development which lies outside of its planning remit, all greenfield sites identified on the edge of the district but which now lie within the National Park have been excluded.
- 9.4 All remaining greenfield sites have been assessed through a range of tests. These include evidence based studies (including the Urban Fringe Study and the Strategic Housing Land Availability Study). In addition, the Sustainability Appraisal accompanying this Draft Local Plan includes an appraisal of a number of these sites to assess their suitability for inclusion in the Plan (Appendix 3 of the Sustainability Appraisal).
- 9.5 The main general principles of selecting the edges of the urban areas of Sompting and Lancing for the proposed housing allocations are three-fold:
- The areas, whilst part of the Local Green Gaps separating the settlements, are not nationally designated areas - they are not part of the National Park.
 - The locations are adjacent to the main settlement areas and can be integrated into these areas and make use of existing infrastructure (as well as provide new) and be close to services and jobs. The areas are also close to the main highway network and can be accessed by public transport.
 - These locations offer the opportunity to enhance the remaining areas of the Local Green Gaps for informal recreation (currently there are no public footpaths across these areas) as well as secure specific infrastructure improvements to the existing residential areas.

- 9.6 Taking account all of the available evidence, four alternative options for greenfield sites are being proposed to meet these targets. The following sites (and combinations of these sites) have been selected:
- 9.7 **Option A – 1785 homes (plus 1050 homes at Shoreham Harbour)**
In order to meet the housing target in Option A, three options for greenfield sites have been proposed for consultation:
- New Monks Farm
 - Hasler
 - Sompting Fringe
- 9.8 Option A1 seeks to distribute the housing across three greenfield sites; whilst Options A2 and A3 distribute housing growth across two different combinations of greenfield sites.
- 9.9 **Option B – 2635 homes (plus 1050 homes at Shoreham Harbour)**
In order to meet the housing target in Option B, all three sites in Option A plus an additional greenfield site have been proposed for consultation:
- New Monks Farm
 - Sompting Fringe
 - Sompting North
 - Hasler
- 9.10 It should be noted that the total number of dwellings in each site target option do not exactly correspond to the housing target options, due to site boundaries, densities, etc
- 9.11 The proposed site at New Monks Farm is found in each of the four options. The reasons for this are:
- The site provides an opportunity to deliver a sustainable mixed use development which would include up to 10,000 square metres of appropriate employment generating uses, together with social and community facilities. This will directly benefit the Mash Barn area adjacent this proposed development and help address some deprivation issues.
 - Development at this site may also help to bring forward a new access road that would unlock further development for employment use at Shoreham Airport. Opportunities for a joint access from the A27 to serve both of these proposed developments are currently being explored.
- 9.12 If the principle of development of this site is established through the Local Plan process, the precise mix of uses will be determined depending on the housing target selected following this consultation.

9.13 The National Planning Policy Framework requires that all sites allocated for development are developable and achievable. The Submission version of the Adur Local Plan will demonstrate the housing target together with the site option chosen to deliver this target is deliverable within the required timescales.

10.0 EVIDENCE TO SUPPORT DRAFT POLICY 22: DENSITY

10.1 Given the physical and environmental constraints in Adur, land suitable for development is a scarce resource in the district. There are competing demands for its use and it is important that the limited amount of previously developed land is used efficiently when considering proposals for new residential development.

10.2 The South East Plan, adopted in 2009 contains Policy H5 which set an overall regional target of 40 dwellings per hectare. PPS3: Housing also encouraged higher densities on sites before it was replaced by the National Planning Policy Framework which allows local planning authorities to set their own density targets.

10.3 It is therefore considered appropriate, in line with the National Planning Policy Framework, that the Local Plan should contain a density policy. In setting a minimum density for development the following sources of information were used:

A sample of densities within the existing built up area of the district

10.4 The density of a number of areas within the built-up area of the district was calculated. The areas were chosen as a representative sample of the overall character of the district, including Conservation Areas and areas where particular house types dominate (Table 1). Evidence from the Strategic Housing Market Assessment (2009) indicates that in Adur the housing stock is focused towards semi-detached housing, which impacts on density. The average density of development in the district is 24 dwellings per hectare.

Table 1: Sample of densities within the existing built up area

| Site location | Hectares | Dwellings (net) | dph | Description |
|---------------------------------------|----------|-----------------|------|---|
| North Sompting | 7.8 | 165 | 21 | Semi detached houses and bungalows |
| Loose Lane area, Sompting | 10.5 | 361 | 34.4 | Semi detached/terraced houses and flats |
| Ullswater Road/Western Road, Sompting | 3.35 | 69 | 20.6 | Bungalows/semi detached houses |
| Addison Close, Lancing | 2.4 | 88 | 36.6 | Semi detached/terraced houses |
| Mash Barn, Lancing | 7.4 | 260 | 35 | Terraced houses and flats |
| North Lancing Conservation Area | 9.76 | 140 | 14.3 | Detached houses |

| | | | | |
|---|------|-----|------|---|
| Central Lancing (Lancing Close, Wembley Avenue, Elms Drive) | 4.38 | 120 | 27.4 | Detached/semi/terraced houses and flats |
| Hasler Estate, Lancing | 8.3 | 227 | 27.4 | Semi detached houses and bungalows |
| Shoreham Beach (west) | 6.5 | 131 | 20.2 | Detached houses and flats |
| Shoreham Beach (east) | 9.5 | 161 | 17 | Detached/semi/terraced houses |
| Central Shoreham (Upper Shoreham Road, Fairfield Close, Hammy Close, Hammy Lane, Wilmot Road) | 6.0 | 150 | 25 | Semi detached houses |
| North A270, Shoreham | 9.8 | 223 | 23 | Detached/semi detached houses |
| North Shoreham Conservation Area | 5.24 | 61 | 12 | Detached houses |
| Mile Oak, Southwick | 9.4 | 232 | 25 | Detached/semi detached houses |
| Central Southwick | 10.8 | 228 | 21 | Semi detached houses |

West Sussex County Council Monitoring Information

10.5 West Sussex County Council produces annual monitoring information for Adur District. Table 2 shows how many sites came forward and the number of dwellings accommodated on each site since 2006. It indicates that the majority of sites coming forward are for the redevelopment of smaller sites of one and two dwellings. Table 3 indicates that sites of 1-9 units have an average density of approximately 44 dph, with larger sites of 10+ units have a higher density of 72dph. Overall, new development in the district averages approximately 60 dph and reflects the efficient use of land and the fact that more flats have been built in recent years.

Table 2: Dwelling numbers on sites²

| Commitment at: | Dwelling numbers on sites (net) | | | | | | | | | | | | | | | |
|--|---------------------------------|-----------|-----------|-----------|-----------|----------|----------|----------|----------|-----------|----------|----------|----------|----------|----------|-----------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16+ |
| 1 April 2006 | 56 | 26 | 10 | 6 | 2 | 3 | 2 | 1 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 8 |
| 1 April 2007 | 12 | 4 | 0 | 4 | 2 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1 April 2008 | 10 | 7 | 1 | 1 | 2 | 2 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| 1 April 2009 ³ | 12 | 29 | 2 | 3 | 3 | 3 | 1 | 2 | 3 | 7 | 0 | 2 | 0 | 1 | 1 | 13 |
| 1 April 2010 | 16 | 9 | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 1 April 2011 | 9 | 3 | 1 | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| Total number of sites 1/4/2006 – 1/4/2011 | 115 | 78 | 15 | 19 | 12 | 8 | 3 | 5 | 3 | 11 | 1 | 2 | 0 | 1 | 2 | 24 |

Table 3: Density of Development⁴ (dwellings per hectare)

² WSCC Residential Land Availability Data

³ Includes sites identified in the Strategic Housing Land Availability Assessment 2009

⁴ WSCC Residential Land Availability Data

| | 1-9 units | 10+ units | All units |
|----------------|------------------|------------------|------------------|
| 2006/2007 | 40.0 | 67.7 | 57.6 |
| 2007/2008 | 28.5 | 61.9 | 48.6 |
| 2008/2009 | 48.3 | 78.9 | 62.0 |
| 2009/2010 | 44.9 | 67.7 | 64.0 |
| 2010/2011 | 59.8 | 83.9 | 67.7 |
| Average | 44.3 | 72 | 60 |

Large developments completed in the district since 2008

10.6 Looking more specifically at individual large sites (of six or more dwellings) that have been developed in the last few years, Table 4 indicates that the average density of such developments is 109 dph. The majority of these sites have been developed with a mix of houses and flats mainly in response to market conditions and making the best and most efficient use of land. The higher development densities are not necessarily in town centres as might be expected but are located throughout the district.

Table 4: Large developments completed since 2008⁵

| Site location | Hectares | Dwellings (net) | dph | Description |
|--|-----------------|------------------------|------------|--|
| Sussex Wharf, Shoreham Beach | 3.67 | 235 | 84 | Flats and Houses |
| Shadwells Road, Lancing | 0.10 | 6 | 55 | 2 and 3 bed houses |
| West Lane, Lancing | 0.26 | 10 | 39 | Houses |
| Former St Giles Centre, Elm Grove, Lancing | 0.18 | 26 | 144 | Mix of 2,3 bed houses, 2 bed bungalows and 2 bed flats |
| Kingston Works, Gardner Road, Southwick | 0.4 | 40 | 100 | Mix of 2 bed flats and 3 bed houses |
| Land west of Penncroft, Elm Grove, Lancing | 0.06 | 6 | 105 | Mix of bedsits and 1 bed flat |
| Royal Naval Association | 0.07 | 9 | 129 | 1 and 2 bed flats |
| Burdwood House, Brighton Road, Lancing | 0.21 | 20 | 95 | 1,2,3 bed flats and 1 bed bungalows |
| Ballamys, Ropetackle, Shoreham | 0.21 | 48 | 229 | 1,2,3 bed flats |

Large sites with planning permission/under construction at 31st March 2011

10.7 It is also appropriate to look at those sites which currently have planning permission but on which development has not yet commenced and those sites where development is under construction (Table 5). This indicates an average density of 80 dwellings per hectare. This is still quite high in relation to the district as a whole although the trend does appear to be moving towards the development of houses rather than flats. This reflects both current market conditions and the evidence in the Strategic Housing Market Assessment which expects demand for market housing to be focused towards two and three bed dwellings.

⁵ WSCC Residential Land Availability Data

Table 5: Large sites with planning permission/under construction at 31st March 2012⁶

| Site location | Hectares | Dwellings (net) | dph | Description |
|---|----------|-----------------|------|--|
| Kingdom Hall, Wembley Gardens, Lancing | 0.05 | 6 | 120 | 1 bed houses |
| Ardmore Nursery School | 0.12 | 9 | 70 | 1,2 bed terraced houses |
| Luxor Cinema | 0.06 | 6 | 100 | Flats |
| Rotary House | 0.26 | 25 | 96 | Flats |
| 79/81 Brighton Road, Shoreham | 0.06 | 79 | 132 | Flats |
| 3-15 New Road, Shoreham | 0.15 | 11 | 73 | Flats and houses |
| Southlands Hospital, Shoreham | 1.86 | 197 | 53 | Flats and houses (part of mixed use) |
| 60-66 Busticle Lane Sompting | 0.08 | 8 | 100 | Flats |
| Former Dairy, 96 Southview Road, Southwick | 0.21 | 14 | 67 | Flats |
| Windmill Inn, 180 Old Shoreham Road, Shoreham | | 13 | 82 | 3 bed houses and 1,2 bed flats |
| SE/SW Britannia Avenue, Shoreham | 0.31 | 20 | 65 | Mix of 2,3,4, bedroom houses |
| The Ball Tree Inn, Busticle Lane, Sompting | 0.24 | 10 | 42 | Mix of 2,3,4,bed houses and 3 bed bungalow |
| The Willows School, Irene Avenue, Lancing | 0.63 | 23 | 35.5 | Mix of 2,3,4 bed houses, 2 bed bungalows and 1 bed flats |

Conclusion

10.8 In setting a minimum density target for the district, the above evidence was taken in to account. It is considered that requiring new development to have a minimum density of 35 dwellings per hectare is appropriate. This takes into account of the current average density of the built up area (at 24dph) and the average density of all new development since 2006 (at 60dph). The evidence suggests that recent development on the larger sites has been considerably higher (particularly in town centre locations where you would expect this to be the case). Draft Policy 22 recognises that higher development densities will be expected in the defined town/village centres. It also recognises that in exceptional cases a lower density might be acceptable if it can be demonstrated that meeting the minimum density of 35dph would result in an unacceptable impact on the surrounding area.

⁶ WSCC Residential Land Availability Data

11.0 LOCALLY GENERATED HOUSING NEEDS STUDY 2011

11.1 As part of the evidence base in developing a housing requirement for Adur the District Council commissioned a study from consultants GL Hearn. This 'Locally Generated Housing Needs Study' considered housing needs and demand in Adur, which are affected by growth in population and the size and structure of households. The study used a range of scenarios to look at various 'drivers' of the housing market and what impact they might have on housing requirements. It looks at both demographic (population based) factors, and economic ones. It also looked at some supply issues, such as the potential regeneration development at Shoreham Harbour and, briefly, the availability of land within the District. The Study is available on the Council's website; key issues and conclusions are set out here:

Population Trends:

11.2 Adur's population has been growing since 1994 (6.2%, or 0.4% per annum); at a lower rate than county, regional or national rates). Deaths exceed births; this growth has been driven by net in-migration (primarily from the Brighton and Hove and London areas, rather than internationally). Over the past 5 years the rate of net in-migration has been running at an average of 380 people per annum.

Demographic Projections – and What This Means in terms of Households

11.3 Trend based projection: If past growth rates are projected forward, this would result in growth of 13.1% over period 2011-31. This equates to 270 households per annum to meet needs generated by the existing population. This is relatively consistent with the Government's projection of 280 households per annum.

11.4 **Zero Net Migration scenario:** This scenario models what would happen if no-one moved into Adur during the forecast period. The area would still require 70 new homes per annum, but would result in 2.2% fewer residents (2011-31) and 1,000 fewer residents of working age.

- (125 homes per annum are needed to maintain a stable population to support local services.
- 205 homes a year are required to maintain the current working age population (who live in Adur) to support the economy).

11.5 **Zero employment Growth scenario:** This was modelled to assess the population change required to maintain current employment levels - in other words, zero employment growth. It estimated that to maintain the workforce at 2006 levels would require an increase in the population of around 6% to 2026 – an increase of about 3,700 people over the forecast period. 167 households per annum are required to maintain the current size of the labour force.

- 11.6 A zero population growth scenario was modelled to assess the impact on the District's working population if there is no increase in population generally. This would result in a significant decrease in the number of people working, due mainly to the ageing population. It would also have serious implications for commuting patterns and economic performance.
- 11.7 The study states that due to the ageing population, population growth of 183 per annum is needed just to maintain the number of people in work to 2006 levels, without which the workforce would shrink at a rate of 103 people per annum.

Housing and the Economy

- 11.8 The study looked at a range of factors, including employment rates, characteristics of the working population, and travel to work patterns. Three economic scenarios were undertaken:
- A baseline economic scenario for growth in employment over the period (using forecasts from Cambridge Econometrics);
 - A scenario for enhanced employment growth in Adur to achieve a 3% growth in GVA per annum;
 - A further scenario which takes account of policy and supply factors (an economic intervention based scenario), including an assessment of potential economic growth at Shoreham Harbour and Airport.
- 11.9 The economic projections have been based on an employment rate which varies over the plan period, in order to take account of the economic downturn. They also take account of proposed changes to pensionable ages.
- 11.10 The baseline employment projection shows a growth in population of 11.4%; this increases to 15.8% for the enhanced employment growth scenario, and the economic intervention based scenario 12.8%. All three economic based projections show a relatively low population growth for the early part of the projection period (up to 2021) before increasing at a greater rate from then on).

Household Size

- 11.11 The study also considers household size. In all projected scenarios the estimated average household size is expected to fall over the next 20-30 years. Depending on which projection is used the average household size in 2026 is estimated to be between 2.13 – 2.17, less than the average of 2.28 in 2006.

Housing Supply

- 11.12 A brief overview of supply-side issues is provided in the study, taking into account Strategic Housing Land Availability Assessment (SHLAA) sites, (see section 7), and the Shoreham Harbour Development Capacity and

Viability Study (see section 11), and develops a housing trajectory scenario. The scenario concludes it is necessary to consider sites outside of the built up area boundary to address the levels of demand indicated in the projections above.

11.13 The table below sets out a summary of the projections in the study, and the requirement for dwellings in Adur that each would generate. Please note that this table relates to the period 2011-31, rather than the Local Plan period of 2011-28.

| Summary of Projections 2011-31 | |
|--|--|
| Scenario | Dwellings per annum 2011-31 |
| Demographic Driven Projection: | |
| Trend based Projection (Proj 1) | 269 |
| Official National Projection: | |
| CLG 2008-based household projections | 282 |
| Economic Led Projections | |
| Trend-based Economic Growth (Proj 9) | 303 |
| Enhanced Employment Growth in Adur (Proj 10) | 319 |
| Enhanced Supply Side Intervention (Proj 11) | 321 |
| Component Analysis | |
| Zero Net migration (Proj 2) | 72 |
| Zero employment Growth (Proj 7) | 205 |
| Zero Population Growth (Proj 8) | 124 |

11.14 The report reached the following conclusions:

“A realistic assessment of housing need/demand is for between 235 – 255 dwellings per annum over the period 2006 – 28, or for between 270-320 households for the period 2011-31” and that “...it is likely to be very difficult for Adur to deliver sufficient new housing to fully meet the need/ demand identified.” (paras 9.5 and 9.6, LGHS, GL Hearn 2011)

11.15 It should be noted that these figures are based on demographic projections, needs and demands, and do not take account of capacity issues. These recommended housing levels are far higher than those required by the South East Plan, which took capacity issues into account.

12.0 APPROACH PREVIOUSLY TAKEN BY THE SOUTH EAST PLAN

- 12.1 The Draft South East Plan was published in 2006. The Strategy for the Sussex Coast aimed to improve the balance of jobs and homes in the sub-region and included a target of for Adur of 2,600 dwellings over the period 2006 – 26 (130 per annum). This corresponded to the Revised Final Strategy for the Sussex Coast Sub-Region (Dec 2005) which the local authorities in the sub-region were involved in preparing. It was based on the residual Structure Plan requirement, the projected capacity of brownfield sites, and an allowance of 500 dwellings at Shoreham Harbour; rounded up to an annual target of 130 per annum. (Although if the Shoreham Harbour element were to be removed, this would equate to 105 dwellings per annum). This is known as the South East Plan Option 1 figure. It should be noted that this figure was influenced more by land availability and capacity than by local evidence of housing needs.
- 12.2 The Sussex Coast Sub-Regional Strategy (2005) referred to balancing the need to contribute towards the regional housing requirements, against the limitations of the poorly performing local economy, where relatively more employment development than housing is required to promote a better balance between supply of, and demand for labour. It also stated that the overall sub-regional housing target reflected the extensive environmental constraints that severely restrict its scope for physical development.
- 12.3 These issues were addressed by the Examination in Public (EIP) into the South East Plan, and published in the Panel Report (August 2007). This report recognised the physical and environmental characteristics of the sub-area, as well as key infrastructure constraints, and supported the emphasis on economic regeneration. However, the Panel Report proposed a moderate increase in the sub-regional housing requirement. In Adur's case the Panel proposed an increase to reflect housing capacity specifically at Shoreham Harbour (rather than elsewhere in the District - an additional 1,000 dwellings in addition to the 500 already proposed).
- 12.4 Following the EIP, the Shoreham Harbour Regeneration Partnership submitted a bid to the Government for New Growth Point status, informed by the South East England Development Agency's (SEEDA) assessment that a larger scheme (comprising 10,000 new homes and 8,000 new jobs) could be delivered in the Harbour area. Shoreham Harbour was subsequently designated as a Strategic Development Area in the Proposed Modifications to the South East Plan (2008) and the bid achieved Growth Point status.
- 12.5 The South East Plan adopted in May 2009 designated Shoreham Harbour (an undefined area but including parts of both Adur District and Brighton & Hove City) as a Strategic Development Area, with a 'ringfenced' housing requirement of 10,000 dwellings (subject to testing). The target for the remainder of Adur was 2,100 dwellings (105 per annum, the same as the South East Plan Option 1 figure, minus the allowance for Shoreham

Harbour). This broadly corresponds to the capacity identified in 2005, excluding Shoreham Harbour.

- 12.6 This overview of the South East Plan process indicates that housing targets for Adur have been primarily capacity- based, due to the limited physical capacity of the district to accommodate development, rather than being driven by need/ demand. This approach has been supported by Planning Inspectors at the Examination in to the South East Plan (as well as West Sussex Structure Plan). Any increase in housing potential identified through the South East Plan process have focussed on the Shoreham Harbour area. The target for the 'remainder' of Adur District remained relatively consistent at 105 dwellings per annum. However, the Capacity and Viability Assessment undertaken for Shoreham Harbour 2011 concluded that the large-scale proposals for Shoreham Harbour as indicated in the South East Plan are not deliverable.

13.0 The Role of Shoreham Harbour

Role of Shoreham Harbour

13.1 The Shoreham Harbour Regeneration Partnership (comprising Adur District Council, Brighton & Hove City Council, West Sussex County Council and Shoreham Port Authority) is in the process of preparing a detailed Joint Area Action Plan (JAAP) for the Shoreham Harbour Regeneration Area. The JAAP will be the statutory Development Plan Document (DPD) for the harbour area.

13.2 The JAAP will set out the future vision and development policies for Shoreham Harbour in order to guide investment and planning decisions. The proposed vision for Shoreham Harbour is as follows:

“By 2026 Shoreham Harbour will be transformed in to a vibrant, thriving, waterfront destination comprising a series of sustainable, mixed-use developments alongside a consolidated and enhanced Shoreham Port which will continue to play a vital role in the local economy. The redevelopment of key areas of the harbour will provide benefits for the local community and economy through increased investment, improved leisure opportunities, enhanced public realm and the delivery of critical infrastructure that will help respond positively to climate change”.

This aligns with the vision and objectives set out in the draft versions of both the Adur Local Plan and Brighton & Hove City Plan. It will be subject to public consultation and refined accordingly.

13.3 The partnership has been examining different options of scale and type of redevelopment at the harbour in order to promote a viable and deliverable scheme that maximises regeneration and investment opportunities, respects the character of the local area, enhances the waterfront and minimises environmental impact. In June 2012 a consultant team was appointed to produce Development Briefs for key areas of change within the harbour: the Western Harbour Arm (in Adur) and South Portslade Industrial Estate and Aldington Basin (In Brighton & Hove). These Briefs will be adopted by the partner authorities, and will inform the future development of the JAAP.

13.4 The proposed regeneration of Shoreham Harbour supports the aspirations of Shoreham Port Authority, which intends to rationalise the area operated by the port and concentrate port-related activities together, making the running of the port more efficient. This will free up land for a series of mixed-use developments providing additional housing, employment space, leisure opportunities and an enhanced public realm.

Background and context

- 13.5 Recognition of the need for regeneration at Shoreham Harbour to benefit surrounding residential communities originated in the late 1990's as the Shoreham Maritime project. This proposed the regeneration of the area based around the creation of 6,400 new jobs and 1,200 new homes with radical transport improvements. Although aspects of these proposals have since been delivered this attempt to comprehensively transform the area was ultimately unsuccessful, mainly due to a lack of funding at the time for necessary infrastructure improvements.
- 13.6 In 2006, a re-appraisal of the Shoreham Maritime project by the South East England Development Agency (SEEDA) and SPA proposed that a comprehensive mixed-use scheme covering a wider area than just the Port itself and potentially supporting up to 10,000 homes and 8,000 jobs could be deliverable. These aspirations were included in the Regional Spatial Strategy (RSS) for the South East, which states that:
- “Shoreham Harbour has scope to provide for a significant level of mixed-use development to achieve significant social and economic objectives through regeneration, comprising employment, housing and other uses”.
- 13.7 In 2008, a Joint Members' Steering Group was established by the three local authorities to oversee a stakeholder Project Delivery Group in the preparation of a statutory JAAP. Shoreham Harbour was designated as a Growth Point in 2009 and as such attracted funding to prepare technical studies. This led to the preparation of a Draft Preferred Option Masterplan.
- 13.8 During 2008/2009 work was undertaken to test the extent to which the proposals in the South East Plan were deliverable at the harbour. The technical work undertaken over this period, led and managed by SEEDA concluded that a development of 10,000 homes was not viable or deliverable in the short to medium term with the limited funding and resources available to the local authorities.
- 13.9 Since 2009 the scale of the project has been reconsidered. The global financial crisis and subsequent recession have coincided with the election of a coalition government committed to significant public spending cuts and changes to planning policy. These changes include the introduction of the Localism Act and the National Planning Policy Framework (NPPF), and the planned abolition of Regional Spatial Strategies.
- 13.10 During 2010, a Capacity and Viability Assessment was produced in light of the new economic and policy climate and building on the constraints identified in the 2009 work. The purpose of this study was to undertake a review of the previous masterplan approach and to produce a bottom-up assessment of the quantity of new housing and employment floorspace that could be delivered in the most cost-effective way.

- 13.11 This study found that if significant redevelopment was to take place, it may be possible to deliver between 1,200 and 1,600 new homes in the parts of the Shoreham Harbour Regeneration Area within Adur. Of these 1,050 could be delivered within the plan period of the Adur Local Plan (up to 2028). It also considered the potential of meeting the Eco-Towns (Supplement to Planning Policy Statement 1) criteria. The viability analysis established the funding gap that would need to be met to kick-start the regeneration process. The Partnership is actively seeking investment and funding opportunities to reduce the viability gap and maximise the potential for economic growth. These include the Regional Growth Fund, Coastal Communities Fund and Green Deal initiatives.
- 13.12 The Shoreham Harbour Regeneration Partnership, consisting of the three partner local authorities and the SPA are now pursuing a more locally-driven approach to regenerating the area with support where needed from the HCA. Interim Planning Guidance, summarising the existing planning policy framework, was adopted by the partner authorities in 2011.
- 13.13 The draft versions of both the Adur Local Plan and the Brighton & Hove City Plan contain a specific planning policy for Shoreham Harbour that identifies it as a 'Broad Location for future strategic development. Given the scale and complexity of the harbour area, both of these policies indicate that the detail of future proposed development will be set out in a JAAP.
- 13.14 A four stage process is underway in preparing the JAAP. The process is currently at Stage 2:
- Stage 1: Information gathering, baseline analysis and identifying issues. This stage has been on-going from 2008 and was largely completed by the end of 2011.
 - Stage 2: Consideration of options, shaping the policy direction and developing a spatial framework for the harbour, including more detailed development briefs for key areas of change. These matters will be addressed in the Draft JAAP and Development Briefs. These documents will be subject to public consultation during early 2013.
 - Stage 3: Developing a Proposed Submission Draft of the JAAP, having regard to the representations received at stage 2. Undertaking a further period of public consultation before submitting the JAAP to the Secretary of State (planned for late 2013).
 - Stage 4: Independent examination conducted by a Planning Inspector, followed by formal adoption by Adur District Council, Brighton & Hove City Council and West Sussex County Council (planned for mid-2014).

Ring-Fenced Housing Supply

- 13.15 The housing target for Shoreham Harbour was originally ring-fenced within the South East Plan due to its special status as a designated Growth Point and regeneration area. It has always been recognised that new housing at the harbour would serve the dual function of meeting identified housing needs as well as being the critical enabling element to finance and support other regeneration outcomes such as enhanced public realm, infrastructure upgrades and new employment opportunities.
- 13.16 Due to the context of the regeneration project, which is unique within the district, it is proposed that the Shoreham Harbour housing supply continue to be ring-fenced separately from the wider housing target for Adur District. The housing target for the harbour area will be dealt with as part of the JAAP process which will involve engagement with local residents and businesses.
- 13.17 In summary, the reasons for proposing that the Shoreham Harbour housing target remains ring-fenced are as follows:
- Shoreham harbour is a unique development opportunity which cannot be replicated elsewhere in the district. This is due to its scale, complexity, the fact that it is part of a wider cross-boundary regeneration project and the mix of private and public land ownerships involved, including SPA.
 - Regeneration of the harbour is dependent on new mixed-use developments coming forward to support infrastructure upgrades and enhancements to quality of life for existing residents and addressing the needs of deprived communities in surrounding areas. The harbour housing target therefore needs to be contained within a defined area, which will be set out in the JAAP) rather than being applied district-wide.
 - There is still further work to be done to establish the exact level of development that could come forward, including exploring options for flood risk management and mitigation.
 - Ring-fencing the housing supply will ensure that if development is delayed at Shoreham Harbour for any reason, this does not put pressure on other parts of the district to be developed instead as replacement housing.

Further Work Planned

- 13.18 The Council is continuing to work jointly with its regeneration partners, supported by the Homes and Communities Agency (HCA) and the Environment Agency (EA).
- 13.19 During autumn 2012 the partnership will consult with key stakeholders on the preferred options for the Development Briefs. In early 2013 the Draft JAAP and Development Briefs will be subject to a six-week period of public consultation. These documents will identify the proposed areas of change at the harbour. The Draft JAAP will identify the housing target and trajectory for the regeneration area and will be in line with the principles established in the Adur Local Plan, in accordance with government guidance.
- 13.20 Further information on Shoreham Harbour and the regeneration project is available from www.shorehamharbour.com.

14.0 BACKGROUND TO THE TWO HOUSING TARGET OPTIONS

| Option | Number of dwellings per annum (excluding Shoreham Harbour) | Potential district target (number of dwellings) 2011-28 (excluding Shoreham Harbour) |
|--------|--|---|
| A | 105 | 1785 |
| B | 155 | 2635 |

Please note that these options exclude development proposed at that part of Shoreham Harbour lying within Adur District (please see below).

Option A: 105 dwellings per annum (1785 dwellings 2011 – 2028)

- 14.1 **Description:** The target of 105 dwellings per annum (for Adur District, excluding Shoreham Harbour) was included in the South East Plan, having been tested through an evidence based process. This is again a capacity –based figure; the South East Plan accepted that Adur could not meet all its projected demographic needs. (Please note that the total figure for the district given above (1785) differs from that in the South East Plan (2,100) as different timescales are being used – but both equate to 105 dwellings per annum). This level is similar to an option of 110 per annum proposed by the Locally Generated Housing Needs Study.
- 14.2 **Pros:** This level of housing development would sustain the existing population base. It would bring about more opportunities for affordable housing and mixed communities than lower levels of housing. It would generate more money towards new or improved infrastructure than a lower figure. This level accommodates some in-migration. The same amount of brownfield land as Option B would be used, although some greenfield land would be required.
- 14.3 **Cons:** Although this option would accommodate some in-migration, it would result in little growth in the population. (Delivery of 100 dwellings per annum is required to maintain the existing population base). Due to changes in the age structure of the population, this level would still result in a decline in the working age population. There would be more impact on existing infrastructure and the transport network than a lower amount of housing.
- 14.4 Some greenfield land would be required. However, although this will have some impact on existing gaps between settlements, this development

could be accommodated in those areas which have been assessed as having low-medium impact on the landscape.

- 14.5 This level of development would still not meet all Adur's demographic needs.

Option B: 155 dwellings per annum (2635 dwellings 2011 –2028)

- 14.6 **Description:** This is based on an option proposed by the Locally Generated Housing Study. In terms of capacity, it seeks to maximise development potential within the District by utilising all Greenfield sites identified within the SHLAA.

- 14.7 **Pros:** This option would support stronger growth in the population, and accommodates some in-migration. It would create more opportunities for affordable housing and mixed communities than lower levels. This option would generate more money towards new or improved infrastructure than lower levels.

- 14.8 **Cons:** This level of housing development still falls below the LGHN Study (and Government) projections of housing demand. It would still result in a reduced working age population up to 2028 and a higher proportion of the population aged over 65 years.

15.0 RETAIL – LOCAL SHOPPING PARADES

15.1 For the purposes of this Draft Local Plan, a local shopping parade is defined as being three or more viable units adjacent each other currently (or capable of being) in retail use.

Parades proposed to be protected under Draft Policy 26: Retail, Town Centres and Local Parades:

- Seadown Parade, Bowness Avenue, Sompting
- The Parade, Cokeham Road, Sompting
- Hillbarn Parade, Upper Brighton Road, Sompting
- Manor Road, Lancing
- Crabtree Arcade, Crabtree Lane, Lancing
- Lisher Road, Lancing
- Brighton Road, Lancing
- Ferry Road, Shoreham Beach
- Beach Green, Shoreham Beach
- Middle Road, Shoreham-by-Sea
- Upper Shoreham Road, Shoreham-by-Sea
- Kingston Broadway, Shoreham-by-Sea
- Laylands Road, Fishersgate
- Windmill Parade, Old Shoreham Road, Southwick
- Broadway, Manor Hall Road, Southwick

Parades not proposed to be protected by Draft Policy 26: Retail, Town Centres and Local Parades (previously addressed by policy AS5 of the Adur Local Plan 1996 - Protection of Shopping Parades):

- Test Road, Sompting
- 57-67 Crabtree Lane, Lancing
- 89-103 Crabtree Lane, Lancing
- Upper Shoreham Road, Shoreham-by-Sea
- Stoney Lane, Shoreham-by-Sea
- Manor Hall Road, Southwick
- Downsway, Southwick

16.0 LOCAL GREEN GAPS

- 16.1 This Draft Adur Local Plan refers to two 'Local Green Gaps' at Lancing/Sompting–Worthing, and Lancing-Shoreham-by-Sea. These succeed the former 'Strategic Gaps' within the Adur Local Plan 1996.
- 16.2 Strategic Gaps were a feature of the West Sussex Structure Plan since the 1980s. The West Sussex Structure Plan 2001-2016 (West Sussex County Council, 2005) defined Strategic Gaps as: 'Area of largely open land between settlements, listed in the Structure Plan, which helps to maintain the separate identity and amenity of major settlements and prevent their coalescence with each other or with very close small settlements. The boundaries are defined in local plans'.
- 16.3 Strategic Gaps were viewed as having strategic importance. The Lancing-Shoreham and Worthing and Sompting/Lancing Gaps were both identified as strategic gaps in the WSX Structure Plan (Policy CH3 of the West Sussex Structure Plan 2001- 2016).
- 16.4 The Structure Plan also identified Local Gaps - areas of open land between smaller settlements, listed in Local Plans, which help to maintain their separate identity and prevent their coalescence'. (WSSP 2006, WSCC).
- 16.5 It is useful to note that these gaps were not designated on the basis of landscape quality.
- 16.6 Although the Structure Plan designated the broad location of these strategic gaps, however, it made clear that it was for Local Plans (prepared by Districts and Boroughs) to define their precise boundaries, through the Local Plan process.
- 16.7 It is important to note, also, that strategic gaps were a local designation rather than national, and as such did not, and do not have the same status as 'green belt' (which has its basis in legislation). Furthermore, the boundaries are not 'sacrosanct' but can be amended through the development plan process.
- 16.8 The Adur Local Plan therefore designated the precise boundaries of the strategic gaps within Adur District, and these were enshrined within the adopted plan in 1996.
- 16.9 However, since the adoption of the 1996 Local Plan, and the Structure Plan in 2005, there has been a significant change in the approach to 'wider than local' planning.

- 16.10 Firstly the South East Plan, adopted in 2009 superseded the West Sussex Structure Plan; as such, Structure Plan policies do not form part of the development plan.
- 16.11 Secondly, the South East Plan did not incorporate the policy tools of strategic or local gaps. (At the time of writing, the Government's stated intention to revoke the South East Plan (along with other Regional Spatial Strategies) is a material consideration.)
- 16.12 As a result of these factors, it has been necessary to reconsider the approach to gaps taken in the Draft Adur Local Plan.
- 16.13 A local policy designation (in addition to countryside policy) is still viewed as beneficial, in order to maintain the separate identity and prevent the coalescence of Adur's settlements.
- 16.14 However, a change of name is necessary, to reflect that these gaps are no longer 'strategic' (in that they are not defined within the West Sussex Structure Plan). The term 'Local Green Gaps' has therefore been used.
- 16.15 A review of the Built Up Area Boundaries has been carried out. (The proposed changes can be found in the Draft Adur Local Plan Appendix 1, with more discussion elsewhere in this Background Evidence Document). This may require amendments to the Local Green Gap boundaries in due course to reflect these changes; in addition, allocations progressed through the Local Plan process will also result in changes to the Local Green Gap boundaries.

17.0 DEVELOPMENT MANAGEMENT POLICIES: BACKGROUND EVIDENCE

- 17.1 The following section gives some background as to how the development Management policies were developed, including the relevant policy framework, and evidence documents. Their links to Adur District Council priorities and 'waves ahead', the Sustainable Community Strategy are also given. In addition, it is set out which policies of the Adur Local Plan 1996 these Development Management policies will eventually replace.

| Draft Policy 14: Quality of the Built Environment and Public Realm. | |
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| National Planning Context/ legal context | The NPPF section on design refers to the need to plan positively for the achievement of high quality and inclusive design for all development. A range of objectives for planning policies are given. These include: responding to local character creating safe and accessible environments, and ensuring that developments function well and add to the overall quality of the area, for the lifetime of the development. Design policies should not be overly descriptive. Advice regarding advertisements is also given; advertisements should be subject to control only in the interests of public safety and amenity, taking account of cumulative impacts. |
| Regional Planning | Policy SP3 of the South East Plan refers to ensuring urban developments are well-designed. BE1 Management for an Urban Renaissance refer to developing an implementing public realm and open space strategies, and supporting design solutions relevant to context building upon local character, distinctiveness and sense of place. CC6 refers to respecting and enhancing character and distinctiveness of settlements and landscapes, and creating a high quality built environment which promotes a sense of place. |
| Any other 'wider than local' policy/ proposals/ evidence documents? | Range of best practice documents available. These include: By Design (DETR/CABE) Building in Context Toolkit (CABE) Safer Places (Home Office/ ODPM) |
| Local evidence/ policy, etc | Adur and Worthing Public Art Strategy (2009) Adur District Character Study, Tibbalds, June 2009. |
| Sustainable Community Strategy | Corporate Priorities 2011-2014: |
| Council Priorities | Objective: Maintain the local street scene by working in partnership with the County and |

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| <p>Will this policy replace a saved policy/ policies of the Adur Local Plan? If so, which?</p> | <p>AP9 - Visual Pollution AB17 - Controlling Advertisements. AB20, AB21 - Shopfronts AB27 - Landscaping AB30 - Crime Prevention AT4 - The North Side of the Harbour and Shoreham Beach AH2 - Infill and Development AH7 - Householder Proposals AH9 - Flat Conversions AB32 - Per Cent for Art</p> |
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| Draft Policy 15: A Strategic Approach to the Historic Environment; Draft Policy 16: The Historic Environment | |
| National Planning Context/ legal context | The NPPF states that Local Plans should set out a positive strategy for the conservation and enjoyment of the historic environment including heritage assets most at risk through neglect, decay or other threats. Local Planning Authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Local Authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. |
| Regional Planning | Policy BE 6 relates to management of the Historic Environment; Local Planning Authorities should develop policies which protect conserve, and where appropriate enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place. Proposals that make sensitive use of historic assets through regeneration should be encouraged. |
| Any other 'wider than local' policy/ proposals/ evidence documents? | N/A |
| Local evidence/ policy, etc | N/A |
| Sustainable Community Strategy | N/A |
| Council Priorities | N/A |
| Will this policy replace a saved policy/ policies of the Adur Local Plan? If so, which? | AB1 - Archaeology AB3,4,5,and 6 - Conservation Areas and their Enhancement AB7,8,9,10,11 - Listed Buildings AB19 - Advertisements in Conservation Areas |

| Draft Policy 17: The Energy Hierarchy | |
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| National Planning Context/ legal context | The NPPF states that Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change by planning for new development in locations and ways which reduce greenhouse gas emissions, actively supporting energy efficient improvements to existing buildings and include policies consistent with the Governments zero carbon buildings policy and adopt nationally described standards |
| Regional Planning | The NPPF states that Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change by planning for new development in locations and ways which reduce greenhouse gas emissions, actively supporting energy efficient improvements to existing buildings and include policies consistent with the Governments zero carbon buildings policy and adopt nationally described standards |
| Other 'wider than local' policy/ proposals/ evidence documents | N/A |
| Local evidence/ policy, etc | <p>The Council has commissioned an Energy Study for the District which considered the opportunities for delivering energy efficient buildings as well as the potential for low carbon/ renewable energy development within the District. The study paid specific attention to the developments at Shoreham Harbour as well as the strategic sites being investigated through the Local Plan.</p> <p>The study highlighted the benefits of following a CO2 reduction approach for new development set within a hierarchy of demand reduction, efficient energy supply and renewable energy provision (the 'be lean, be clean, be green' hierarchy). Through this approach developers are incentivized to adopt sensible demand reduction measures (e.g. energy efficiency measures such as high levels of insulation) and are rewarded for installing clean supply technologies (e.g. more efficient energy production such as using CHP) with a reduced renewables target.</p> |
| Sustainable Community Strategy | <p>Vision : Sustainable Development</p> <p>Priority: A better place to live, work and enjoy</p> |
| Council Priorities | Promoting a clean, green and sustainable environment - Priority 3: reduce energy and water costs and adopt more sustainable ways of delivering services. |

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| Will this policy replace a saved policy/ policies of the Adur Local Plan? If so, which? | New policy |
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| Draft Policy 18: Sustainable Design | |
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| National Planning Context/ legal context | <p>One of the core planning principles of the NPPF is to support the transition to a low carbon future by encouraging the use of renewable resources.</p> <p>Local planning authorities should actively support energy efficiency improvements to existing buildings and when setting policies for sustainable buildings these must be consistent with the Government's zero carbon buildings policy and adopt nationally prescribed standards.</p> |
| Regional Planning | <p>Policy NRM11 of the South East Plan states that Local Authorities should secure greater use of decentralised and renewable or low carbon energy in new development, including through setting proportions of the energy supply for new development to be required to come from such sources. However, since the South East plan was adopted, SEERA published Regional level guidance which appeared to be moving away from setting district wide renewable energy targets, instead focussing on the Code for Sustainable Homes levels and meeting BREEAM standards for non domestic development. The quote below summarises this:</p> <p>“The strengthening of building regulations, as set out in the Code for Sustainable Homes, will mean that on site renewable energy will be required to meet carbon compliance standards on new residential developments. Therefore LPAs should specify energy requirements in accordance with the Code rather than specifying a percentage of energy generated to come from renewable and low carbon sources.” (Climate Change within Local Development Frameworks: South East England Partnership Board (June 2009) – see Footnote 12, Page 13 of this guidance)</p> <p>This is the approach that has been taken in the Adur Local Plan. It is considered that it provides greater flexibility for developers to deliver viable schemes than the more rigid approach set out in the South East plan. In addition, there is no detailed local evidence to suggest that requiring developers to deliver higher levels of energy reductions through renewable energy would be viable.</p> |

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| <p>Other 'wider than local' policy/ proposals/ evidence documents</p> | <p>Both the Worthing Chalk and Brighton Chalk Water Resource Management Units (water sources which serve Adur District) are classified as having 'no water available' for further licensing of abstraction at low flows (although water may be available at higher flows with appropriate restrictions (see The Adur and Ouse Catchment Abstraction Management Strategy and The Arun and Western Streams Catchment Abstraction Management Strategy). Additionally, the Environment Agency have highlighted Adur as falling within an area of serious water stress (the highest category for water stress) where there is the greatest need to target water efficiency measures, this will include domestic and non-domestic development (See Water Resources in England and Wales – current state and future pressures, EA).</p> <p>As a means of ensuring higher levels of sustainability in new domestic development, the Code outlines a set of sustainable design criteria covering performance in nine key areas listed below:</p> <ul style="list-style-type: none"> Energy and CO2 Emissions Water Materials Surface Water Run-off Waste Pollution Health and Wellbeing Management Ecology <p>The Code has six levels (1-6) with increasingly more stringent mandatory requirements for the categories within each code level. Two of these categories, CO2 emissions and water consumption, are mandatory standards that must be met for rating against the Code. In addition, both of these categories also have minimum standards attached to them at each Code level that need to be met before any rating can be achieved.</p> |
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| <p>Local evidence/ policy, etc</p> | <p>The Council's Energy Study for the District considered the opportunities for delivering energy efficient buildings as well as the potential for low carbon / renewable energy development within the District. The study paid specific attention to the developments at Shoreham Harbour as well as the strategic sites being investigated through the Local Plan. The study suggested that higher levels of carbon emission reductions could potentially be achieved in the district in advance of the reductions outlined in the 'Building a Greener Future' document. This amounted to an increase in renewable energy production in new development (outside of the Harbour Regeneration area) than those levels outlined in the governments proposed changes to building regulations. The study suggested that the cost burden to the developer would not be excessive. However, in the absence of any study that takes a more holistic view of development viability, it is considered that any renewable energy target that goes beyond the proposed reductions of emissions through building regulations should not be included in the Local Plan.</p> |
| <p>Sustainable Community Strategy</p> | <p>Vision: Sustainable development Priority: A better place to live, work and enjoy</p> |
| <p>Council Priorities</p> | <p>Promoting a clean, green and sustainable environment - Priority 3: Reduce energy and water costs and adopt more sustainable ways of delivering services.</p> |
| <p>Will this policy replace a saved policy/ policies of the Adur Local Plan? If so, which?</p> | <p>New policy</p> |

| Draft Policy 19: Decentralised Energy and Stand-alone Energy Schemes | |
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| National Planning Context/ legal context | The NPPF states that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change. They should identify opportunities where development can draw its energy supplies from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers. They should also plan for new development in locations and ways which reduce greenhouse gas emissions and have a positive strategy to promote energy from renewable and low carbon sources. |
| Regional Planning | Policy NRM11 of the South East Plan promotes the use of decentralised and renewable or low carbon energy in new development. Policy NRM12 encourages the use of Combined Heat and Power networks as well as District Heating. Policy NRM14 requires Local Authorities to assist in the achievement of reaching renewable energy generation targets set out in the plan through undertaking more detailed assessments of local potential and encouraging small scale community based schemes. Policy NRM15 of the Plan sets out criteria for renewable energy development, stating that it should be located and designed to minimise adverse impacts on landscape, wildlife, heritage assets and amenity. Outside of urban areas, priority should be given to development in less sensitive parts of countryside and coast, including previously developed land and major transport areas. |
| Other 'wider than local' policy/ proposals/ evidence documents | N/A |
| Local evidence/ policy, etc | The Council has commissioned an Energy Study for the District which considered the opportunities for delivering energy efficient buildings as well as the potential for low carbon / renewable energy development within the District. The study paid specific attention to the developments at Shoreham Harbour as well as the strategic sites being investigated through the Local Plan. The study recommended that a policy in the Local Plan be developed which supported standalone renewable energy schemes and is essentially replicated here. This is to ensure that there is an option for developers to deliver an 'allowable solution' in the form of offsite renewable energy, as well as ensuring that any speculative energy development is sensitively located. |

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| Sustainable Community Strategy | Vision: Sustainable development Priority: A better place to live, work and enjoy |
| Council Priorities | Promoting a clean, green and sustainable environment - Priority 3: reduce energy and water costs and adopt more sustainable ways of delivering services |
| Will this policy replace a saved policy/ policies of the Adur Local Plan? If so, which? | AP6 - Renewable Energy |

| Draft Policy 20: Housing Mix and Quality | |
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| National Planning Context/ legal context | <p>NPPF starts that Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community; identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.</p> <p>Local Planning Authorities should have a clear understanding of housing needs in their area. They should prepare a Strategic Market Housing Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The SHMA should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period, which meets household and population projections, taking account of migration and demographic change, addresses the need for all types of housing, and caters for housing demand and the scale of housing supply necessary to meet this demand.</p> <p>Local Planning Authorities should also prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.</p> |
| Regional Planning | South East Plan Policy H4 refers to the size and type of new housing to be provided. Policy H6 refers to making better use of housing stock. This is reflected in the Local Plan policy. |
| Any other 'wider than local' policy/ proposals/ evidence documents? | N/A |
| Local evidence/ policy, etc | Coastal West Sussex Strategic Housing Market Assessment advises on appropriate mix, size and type of both private and affordable housing. |
| Sustainable Community Strategy | N/A |
| Council Priorities | Supporting and improving the local economy – Priority 3: seek to meet the housing needs of our communities. |
| Will this policy replace a saved policy/ policies of the Adur Local Plan? If so, which? | <p>AH5 - Dwelling Size</p> <p>AH6 – Loss of Dwellings</p> <p>AH9 – Flat Conversions</p> |

| Draft Policy 21: Principles for an Affordable Housing Policy | |
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| National Planning Context/ legal context | The NPPF states that Local Plans should meet the full, objectively assessed needs for market and affordable housing in the housing market area. A housing trajectory should be used to demonstrate the delivery of market and affordable housing. Where affordable housing is needed, this need should be met on-site unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified, and the agreed approach contributes to the objective of creating mixed and balanced communities. |
| Regional Planning | South East Plan Policy SCT6 requires 40% of new housing development to be affordable. Local circumstances, in particular viability issues have meant that Adur uses 30% as a starting point for negotiation. Further viability work (currently being undertaken) will be required to inform future policy |
| Any other 'wider than local' policy/ proposals/ evidence documents? | Various best practice documents/housing strategy statements |
| Local evidence/ policy, etc | The Coastal West Sussex Strategic Housing Market Assessment 2009 states that specific policy targets for affordable housing should be informed by an economic viability assessment. This viability work is currently being undertaken and further targeted stakeholder consultation on this policy will take place in due course. The Strategic Housing Land Availability Assessment (updated in 2012) identifies brownfield sites for future residential development. The size of sites coming forward, together with the viability study will provide evidence to allow a local site size threshold to be set. The emerging Adur and Worthing Housing Strategy Statement 2011-2016 sets a target of 50 new affordable homes to be delivered annually in Adur and this will be reflected in the Local Plan |
| Sustainable Community Strategy | Vision: Good access to facilities and services Priority: A better place to live, work and enjoy |
| Council Priorities | Supporting and improving the local economy – Priority 3: seek to meet the housing needs of our communities. |
| Will this policy replace a saved policy/ policies of the Adur Local Plan? If | AH3 – Housing to Meet Local Needs |

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| Draft Policy 22: Density | |
| National Planning Context/ legal context | The NPPF allows local authorities to set out their own approach to residential density to reflect local circumstances. |
| Regional Planning | Policy H5 of the South East Plan sets an overall regional target of 40 dwellings per hectare which local authorities should reflect, with appropriate local variations. The draft Local Plan sets a lower minimum target of 35 dwellings per hectare backed by local evidence of density. |
| Any other 'wider than local' policy/ proposals/ evidence documents? | N/A |
| Local evidence/ policy, etc | West Sussex County Council monitoring together with local density work helps to support this policy |
| Sustainable Community Strategy | N/A |
| Council Priorities | Supporting and improving the local economy – Priority 3: seek to meet the housing needs of our communities. |
| Will this policy replace a saved policy/ policies of the Adur Local Plan? If so, which? | New policy |

| Draft Policy 23: Gypsies, Travellers and Travelling Showpeople | |
|--|---|
| National Planning Context/ legal context | “Planning Policy for Traveller Sites” published in March 2012 by CLG (and to be read in conjunction with the NPPF) enables local planning authorities to make their own assessment to set robust pitch/plot targets and encourages local authorities to plan for sites over a reasonable timescale. The Housing Act 2004 also requires that Gypsies and Travellers be included in accommodation needs assessments. |
| Regional Planning | The South East Plan does include an interim statement on provision of Gypsy, Traveller and Travelling Showpeople accommodation which makes clear that, prior to completion of the single issue review of Gypsy, Traveller and Travelling Showpeople accommodation needs, local authorities should bring forward Development Plan Documents containing site allocations in advance of regional consideration of pitch numbers where a clear and immediate need has been identified. The Government's stated intention to revoke Regional Spatial Strategies meant this review was never completed. |
| Any other ‘wider than local’ policy/ proposals/ evidence documents? | N/A |
| Local evidence/ policy, etc | A Gypsy and Traveller Accommodation Needs Assessment (2006) was completed for the West Sussex Districts and Boroughs (excluding Chichester District) which set out the requirement for pitch provision for each local authority up to 2011. This evidence was used to inform the single issue review of the South East Plan (which was not completed). In line with current policy a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment covering the coastal West Sussex local authority areas of Adur, Worthing, Arun and Chichester and that part of the South Downs National Park falling within the Districts/Borough will be completed in early 2013 and its findings used to inform future policy. |
| Sustainable Community Strategy | N/A |
| Council Priorities | Supporting and improving the local economy – Priority 3: seeking to meet the housing needs of our communities. |
| Will this policy replace a saved policy/ policies of the Adur Local Plan? If so, which? | New policy |

| Draft Policy 24: Protecting and Enhancing Existing Employment Sites and Premises | |
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| National Planning Context/ legal context | <p>The NPFF states that local planning authorities should:</p> <ul style="list-style-type: none"> • set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth • set criteria, or identify strategic sites for local inward investment • support existing business sectors taking account of whether they are expanding or contracting <p>facilitate flexible working practices such as the integration of residential and commercial uses within the same unit</p> |
| Regional Planning | <p>South East Plan Policy RE2: Supporting Nationally and Regionally Important Sectors and Clusters states that local development documents should include policies that ensure land and premises are available to meet the specific sectors of nationally and regionally important sectors and clusters</p> <p>Policy RE3: Employment and Land Provision states that in planning for the location, quantity and nature of employment land and premises, they will facilitate a flexible supply of land to meet the varying needs of the economic sectors.</p> <p>Local authorities will undertake employment land reviews. This will involve reviewing all extant allocations of employment land for their suitability to meet future needs. Accessible and well-located industrial and commercial sites should be retained where there is a good prospect of employment use.</p> |
| Any other 'wider than local' policy/ proposals/ evidence documents? | N/A |
| Local evidence/ policy, etc | The Adur Employment Land Review (ELR) 2011 concluded that in light of the short supply of employment land within the district and the general low level of vacancies of employment units in the district, the release of any sites for alternative uses is not recommended. |

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| Sustainable Community Strategy | Vision: A vibrant local economy Priority: Learning, training and employment opportunities for all |
| Council Priorities | Supporting and improving the local economy – Priority 2: supporting businesses in creating jobs and regenerating neighbourhoods |
| Will this policy replace a saved policy/ policies of the Adur Local Plan 1996? If so, which? | AE2 - Redevelopment Opportunities AE4 - Mixed Development |

| Draft Policy 25: The Visitor Economy | |
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| National Planning Context/ legal context | The NPPF states that the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres should be supported. Local Planning Authorities should allocate suitable sites in town centres for a range of uses, include tourism. |
| Regional Planning | South East Plan Policy TSR5: Tourist Accommodation states that in formulating planning policies and making decisions local planning authorities should, amongst other things, consider the need for hotel developments. Policy TSR7: Priority Areas for Tourism states that the Coastal Strip (including Adur) should seek complementary approaches to the development and management of tourism so as to upgrade facilities, promote diversity and reduce seasonality and improve access, whilst retaining and enhancing the natural character of the area and having regard to issues of capacity and environmental sensitivity. |
| Any other 'wider than local' policy/ proposals/ evidence documents? | Good Practice Guide on Planning for Tourism – CLG 2006 |
| Local evidence/ policy, etc | The Economic Impact of Tourism in Adur 2011 - this study assessed the levels of tourism in Adur and concluded that most visits to the district were day visits (876,000) and the majority of these visitors were visiting friends and family. Nevertheless, tourism makes a significant contribution to the economy creating a £55,000,000 turnover for local businesses with 5% of all jobs in the district supported by tourism expenditure. |

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| | <p>The Hotel and Visitor Accommodation Study 2008 concluded that there is a shortage of hotel accommodation in Shoreham-by-Sea to service the accommodation needs of local companies. Corporate business is currently being lost to Brighton. Corporate demand for hotel and guesthouse accommodation is also likely to grow if the planned office development takes place at Shoreham Airport and Shoreham Harbour.</p> <p>The study also stated that there could be some scope for hotels and guesthouses in Shoreham-By-Sea to develop leisure break business, primarily as a base for visiting Brighton. Demand is likely to be primarily for one night stays on Saturday nights although Shoreham-by-Sea is unlikely to develop as a leisure break destination in its own right.</p> |
| Sustainable Community Strategy | A vibrant local economy |
| Council Priorities | Supporting and improving the local economy. |
| Does this policy replace a saved policy/ policies of the Adur Local Plan? If so, which? | AR20 - Tourism |

Draft Policy 26: Retail, Town Centres and Local Parades

National Planning Context/ legal context

The NPPF states that policies should be positive, promote competitive town centre environments and local planning authorities should:

- Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality
- Define a hierarchy and network of centres
- Define the extent of the town centre and the primary shopping area based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations
- Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites
- Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, community services and residential development needed in town centres. It is important that retail and leisure needs are met in full and not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites
- Allocate appropriate edge of centre sites where suitable and viable town centre sites are not available, and if sufficient edge of centre sites cannot be identified, set policies for meeting the identified requirements in other accessible locations; and
- Set policies for the consideration of retail and leisure proposals which cannot be accommodated in or adjacent to town centres

Local planning authorities should apply a sequential approach to planning applications for retail and leisure uses that are not in existing centres and are not in accordance with an up to date Local Plan.

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| | <p>Local planning authorities should prefer applications for retail and leisure uses to be located in town centres where practical, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. In applying this sequential approach, local planning authorities should ensure that potential sites are assessed for their availability, suitability and viability and for their ability to meet the full extent of assessed quantitative and qualitative needs.</p> <p>When assessing applications for retail and leisure development outside of town centres, which are not in accordance with an up to date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate locally set floorspace threshold. If there is no locally set threshold, the default threshold is 2,500sqm.</p> <p>Planning policies and decisions should assess the impact of retail and leisure proposals, including:</p> <ul style="list-style-type: none"> • The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and • The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to ten years from the time the application is made. <p>PPS4 Practice Guidance on Need, Impact and the Sequential Approach</p> |
| Regional Planning | South East Plan Policy TC2 – New Development and Redevelopment in Town Centres |
| Any other ‘wider than local’ policy/ proposals/ evidence documents? | N/A |
| Local evidence/ policy, etc | Adur Retail Study Update (2009) - this study carried out a health check of Shoreham, Lancing and Southwick town centres, assessed a quantitative need for retail development, and developed a retail strategy for the district. |

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| | Retail Report for Adur's Town Centres (2012) - this study defined the town centre boundaries and primary and shopping frontages for Shoreham-by-Sea, Lancing and Southwick town centres. The study also divided the frontages into blocks and identified appropriate uses for each of the blocks/frontages. |
| Sustainable Community Strategy | Vision – 'A Vibrant Local Economy' Priorities for Change – 'A Better Place to Live, Work and Enjoy'. |
| Council Priorities | Supporting and improving the local economy – Priority 2: support businesses creating jobs and regenerating neighbourhoods |
| Will this policy replace a saved policy/ policies of the Adur Local Plan? If so, which? | AS1; AS2, AS3,AS4 - Retail Development Outside Town Centres. AE6 |

| Draft Policy 27: Transport and Accessibility | |
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| National Planning Context/ legal context | The NPPF states that transport policies play a role in facilitating sustainable growth and contributing to wider sustainability and health objectives. There should be a balance in favour of sustainable transport modes, although the Government recognises that different policies and measures will be required in different communities. Local Plans should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport. All development which generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment, and should be required to provide a Travel Plan. Advice is also given on setting local parking standards. |
| Regional Planning | <p>Policy T1 refers to managing and investing transport, and includes: the transport system should be rebalanced in favour of sustainable modes as a means of access to services and facilities; foster and promote a network of integrated public transport services; include measures to minimise negative environmental impacts of transport and, where possible, to enhance the environment and communities through such interventions. Investment in upgrading the transport system should be prioritised to support delivery of the spatial strategy by ... facilitating urban renewal and urban renaissance as a means of achieving a more sustainable pattern of development; improving overall accessibility.</p> <p>Policy T2 refers to mobility management, and states that policies and procedures in LDDs and local transport plans should include policies to achieve a rebalancing of the transport system, includes reference to the scale and management of car parking both on- and off-street; intelligent transport systems, local services and e-services to reduce the need to travel, changes in ways of working, and measures that increase accessibility to rail stations.</p> <p>Policy T3 refers to road pricing and charging (not proposed in emerging Local Plan at this point in time).</p> |

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| | <p>Policy T4 relates to parking, and includes provisions for restraint based maximum levels of parking provision for non-residential developments, linked to an integrated programme of public transport and accessibility improvements; maximum standards should be set for other specified use classes; cycle parking in new developments should be provided (to include cycle storage; and increased parking at rail stations should be supported where appropriate.</p> <p>Policy T5 states that plans should identify which categories of major traffic generating development should develop transport plans.</p> <p>Policy T9 refers to airports; airport operator masterplans produced in accordance with the Transport White Paper should be taken account of.</p> <p>Policy T10 refers to ports. Shoreham is identified as a Regionally Significant Port. Encouragement should be given to investment in infrastructure which supports short sea shipping connections linking the region to the wider European network via these ports.</p> <p>Policy T11 - the railway system should be developed to carry an increasing share of freight movements.</p> <p>Policy T12: Wharves, depots and other sites that are, or could be critical in developing the capability of the transport system to move freight, particularly by rail or water, should be safeguarded.</p> <p>Policy T14 relates to transport investment and management priorities; it includes the requirement that as far as possible, the location, design and construction of all new transport infrastructure projects should enhance the environment and communities affected.</p> |
| <p>Any other 'wider than local' policy/ proposals/ evidence documents?</p> | <p>Regional Transport Strategy Coastal West Sussex Partnership: Delivering an Employment and Infrastructure Strategy, Feb 2012.</p> |

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| Local evidence/ policy, etc | Shoreham Port Masterplan, West Sussex County Council Infrastructure Plans (emerging) West Sussex Local Transport Plan 2011-2026. |
| Sustainable Community Strategy | Vision: Good access to facilities and services; people leading healthier lifestyles; a vibrant local economy; sustainable development. Priorities: A better place to live, work and enjoy – help lobby for improvements to the A27; help to make walking a viable and attractive option; support the provision of transport services for vulnerable people. Better health and wellbeing for all – encourage transport that enables better access to health and other public facilities. |
| Council Priorities | Working in partnerships to promote health and well being in our communities - Priority 2: develop and promote healthy active lifestyles and target deprived groups. |
| Will this policy replace a saved policy/ policies of the Adur Local Plan? If so, which? | AT10 - Facilities for Pedestrians, Equestrians and Cyclists |

Draft Policy 28: Delivering Infrastructure

National Planning Context/ legal context

National Planning Policy Framework states that planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should identify priority areas for infrastructure provision. Local Planning authorities should work with other authorities and providers to: assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.

Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development.

The Local Plan should include strategic policies to deliver the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy, and the provision of health, security, community and cultural infrastructure and other local facilities. (Please note that Waste, minerals and wastewater will be dealt with by West Sussex County Council). Local Plans should plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the NPPF.

It is important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion.

The legal framework for the Community Infrastructure Levy is provided by the Community Infrastructure Levy Regulations 2010 and Community Infrastructure Levy (Amendment) Regulations 2011.

The legal framework for S106s agreements or undertakings is provided by s106 of the Planning Act 1990.

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| Regional Planning | South East Plan Policy CC7: Infrastructure and Implementation refers to capacity and need for infrastructure; the need for LDDs to identify services and infrastructure required, and states that LDDs should have policies on the role and scope of development contributions in providing infrastructure. This draft policy reflects this requirement. |
| Other 'wider than local' policy/ proposals/ documents | The Council liaises with infrastructure providers to facilitate the delivery of infrastructure. |
| Local | An Infrastructure Delivery Plan (IDP) will be developed in liaison with a range of infrastructure providers, which indicates the facilities required to deliver the Local Plan (as well as wider infrastructure requirements). A Community Infrastructure Levy (CIL) charging schedule will also be developed. |
| Council Priorities | Supporting and improving the local economy – Priority 1: support major regeneration projects to tackle deprivation; Priority 3: seek to meet the housing needs of our communities. |
| Will this policy replace a saved policy of the Adur Local Plan? If so, which? | AG3 - The Relationship Between Development and the Provision of Infrastructure. AB32 – Percent for Art |

| Draft Policy 29: Green Infrastructure and Open Space | |
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| National Planning Context/ legal context | <p>National Planning Policy Framework states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing values landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystem services; and minimising impacts on biodiversity and providing net gains in biodiversity where possible. Local planning authorities should set out a strategic approach in Local Plans planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.</p> <p>Planning policies should plan for biodiversity at a landscape –scale across local authority boundaries.</p> <p>Principles are given for the conservation and enhancement of biodiversity in determining planning applications</p> |
| Regional Planning | <p>South East Plan Policy CC8: Green Infrastructure states that local authorities and partners will work together to plan, provide and manage connected and substantial networks of accessible multi-functional green space. Networks should be planned to include both existing and new green infrastructure. They need to be planned and managed to deliver the widest range of linked environmental and social benefits including conserving and enhancing biodiversity as well as landscape, recreation, water management, social and cultural benefits to underpin individual and community health and wellbeing.</p> |

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| | <p>Policy NRM5: Conservation and Improvement of Biodiversity states that local planning authorities and other bodies shall avoid a net loss of biodiversity, and actively pursue opportunities to achieve a net gain across the region. Local planning authorities shall avoid damage to nationally important sites of special scientific interest and seek to ensure that damage to county wildlife sites and locally important wildlife and geological sites is avoided, including additional areas outside the boundaries.</p> <p>Policy S1: Supporting healthy communities states that local development documents should embrace preventative measures to address the causes of ill health by reflecting the role the planning system can play in developing and shaping healthy sustainable communities including:</p> <ul style="list-style-type: none"> (i) community access to amenities such as parks, open spaces, physical recreation activity, and cultural facilities; (ii) healthier forms of transport, by incorporating cycle lanes and safe footpaths in planned developments. <p>Policy S5: Cultural and sporting activity states that increased and sustainable participation in sport, recreation and cultural activity should be encouraged by local authorities, public agencies and their partners through local development documents.</p> |
| <p>Any other 'wider than local' policy/ proposals/ evidence documents?</p> | <p>Natural England's Green Infrastructure Guidance - this document defines green infrastructure, sets out its value, and provides advice on how to deliver an effective green infrastructure network.</p> |
| <p>Local evidence/ policy, etc</p> | <p>Adur District Council Open Space, Sport and Recreation Study 2005 & 2009 - concluded that, generally, the quantity of open space in Adur is satisfactory and that Adur has predominantly good quality and accessible open spaces. However, there are some areas in the district which fall short of the minimum provision standards for certain types of open space and there is therefore a need to address this shortfall over the plan period. The 2009 study also looked at areas where green links could be created.</p> |

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| | Adur District Green Infrastructure Wildlife Corridors Study identified areas where green links could be created and also showed how some of these links may be incorporated into the proposed development at Shoreham Harbour. |
| Sustainable Community Strategy | People leading healthier lifestyles Good access to green spaces and leisure |
| Council Priorities | Promoting a clean, green and sustainable environment – Priority 4: maintain parks, countryside and open spaces to an affordable standard Working in partnerships to promote health and wellbeing in our communities – Priority 2: develop and promote healthy active lifestyles, and target deprived groups |
| Will this policy replace a saved policy/ policies of the Adur Local Plan? If so, which? | AB22 - Safeguarding amenity open space AB23, AB25, AB26 - Trees in the urban area AB27 - Landscaping AR1, AR2, AR3, AR4, AR5, AR6 - Public Open Space, Recreation Areas not owned by Adur District Council; Private playing fields, allotments; New areas of public open space and Children's play areas. AR7- Development of Leisure and Sporting Facilities. |

| Draft Policy 30: Planning For Healthy Communities | |
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| National Planning Context/ legal context | <p>The NPPF mainly sees this issue in terms of recreation and open space use – see Green Infrastructure BED for more information.</p> <p>The facilitation of social interaction and use of public areas are also encouraged. Planning policies and decisions should ensure that new development is appropriate for its location, having regard to the effects (including cumulative) of pollution on health, the natural environment or general amenity. Policies and decisions should avoid noise from giving significant adverse impacts on health and quality of life, and mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development. Planning policies should take into account the presence of Air Quality management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that new development in AQMAs is consistent with the local air quality action plan.</p> |
| Regional Planning | <p>South East Plan Policy S1 Supporting Healthy Communities. Plans should embrace preventative measures – e.g. access to open space and cultural facilities; developing mixed and cohesive communities, and healthier forms of transport.</p> <p>Policy S2: Promoting Sustainable Health Services – need to work closely with NHS delivery bodies to ensure provision of additional and reconfigured health and social care facilities. Where need is identified, land should be made available. LPAs and NHS Trusts should work together to facilitate joint planning. HIAs should become an integral part of the decision-making process.</p> |
| Any other 'wider than local' policy/ proposals/ evidence documents? | <p>Steps to Healthy Planning, Proposals For Action, Spatial Planning and Health Group June 2011.</p> |

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| Local evidence/ policy, etc | <p>The commissioning role formerly undertaken by the PCTS has now passed to Clinical Commissioning Groups; the Coastal West Sussex group is currently reviewing its strategy.</p> <p>A Community Profile for the Adur District and Worthing Borough 2011</p> <p>Air Quality Action Plan, Adur District Council July 2007.</p> |
| Sustainable Community Strategy | <p>Vision: People leading healthier lifestyles'; 'Sustainable Development'.</p> |
| Council Priorities | <p>Protecting front line services - Priority 1: modernise access to services; Working in partnerships to promote health and well being in our communities – Priority 1: promote health and wellbeing by developing the Wellbeing Hub programme with West Sussex Public Health; Priority 2: develop and promote healthy active lifestyles, and target deprived groups.</p> |
| Will this policy replace a saved policy/ policies of the Adur Local Plan? | <p>ACS4 – Health Services. ACS5 Community Facilities</p> |

| Draft Policy 31: Pollution and Contamination | |
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| National Planning Context/ legal context | <p>The NPPF states that planning policies and decisions should:</p> <ul style="list-style-type: none"> • Prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution. • ensure that new development is appropriate for its location to prevent unacceptable risks from pollution and land instability; • avoid, mitigate or reduce the impacts arising from noise; • sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas; <p>limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation by encouraging good design.</p> |
| Regional Planning | <p>NRM2 Water Quality: Water quality will be maintained and enhanced through avoiding adverse effects of development on the water environment. Gives detailed guidance on matters to be taken into account in policy development and determining applications; also role of local planning authorities in working together with Environment Agency and water and sewerage companies.</p> <p>NRM9: Air Quality – sets out ways in which local plans can seek improvements in air quality.</p> <p>NRM10: Noise sets out ways which noise pollution can be addressed and reduced at local level – including locating development away from sources of significant noise, or planned new sources of noise: traffic management; requiring sound attenuation measures in major transport schemes; and encouraging high levels of sound-proofing and screening as part of sustainable housing design and construction.</p> |
| Any other 'wider than local' policy/ proposals/ evidence documents? | DEFRA Noise Policy Statement |

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| Local evidence/ policy, | Air Quality Action Plan, Adur District Council, July 2007 |
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| etc | Shoreham Airport draft Noise Action Plan (2010-2015), |
| Sustainable Community Strategy | Vision: people leading healthier lifestyles Sustainable development Priorities for change: A better place to live, work and enjoy. Better health and wellbeing for all. |
| Council Priorities | - |
| Will this policy replace a saved policy/ policies of the Adur Local Plan? If so, which? | - |

Please note that light pollution is addressed in Draft Policy 14: Quality of the Built Environment and Public Realm

| Draft Policy 32: Flood Risk and Sustainable Drainage | |
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| National Planning Context/ legal context | <p>National Planning Policy Framework The NPPF states that new development should be planned to avoid increased vulnerability to impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.</p> <p>Local Plans must be supported by strategic flood risk assessment and develop policies to manage flood risk, taking account of advice from the Environment Agency.</p> <p>Local Plans should apply a sequential risk- based approach to the location of development to avoid flood risk to people and property where possible, and manage any residual risk, taking account of the impacts of climate change.</p> <p>The NPPF also states that</p> |
| Regional Planning | <p>Policy CC2: Climate Change states that adaptation to the risks posed by climate change will be achieved through a number of measures including:</p> <ul style="list-style-type: none"> (i) guiding strategic developments to locations offering greater protection from impacts such as flooding; (ii) incorporating sustainable drainage measures; (iii) increasing flood storage capacity; <p>ensuring that opportunities and options for sustainable flood management are actively promoted.</p> |
| Any other 'wider than local' policy/ proposals/ evidence documents? | <p>Beachy Head to Selsey Bill Shoreline Management Plan First Review (2006) This document was produced by a number of bodies in partnership including Adur District Council, West Sussex County Council, East Sussex County Council and the Environment Agency. The Plan is a large scale assessment of the risks to people and the historic and natural environment resulting from the evolution of the coast.</p> |

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| | <p>Rivers Arun to Adur Flood and Erosion Management Strategy 2010-2020. This document was produced by the Environment Agency, Arun District Council, Adur District Council and Worthing Borough Council. It sets out the plan to manage flood risk and erosion risks along the coastline. This document also sets out proposes to improve the defences along the East and West banks of the River Adur.</p> |
| Local evidence/ policy, etc | <p>Adur Strategic Flood Risk Assessment Update 2012 This report contains information on flood zones and an assessment of risks from all sources of flooding and contains more detailed information on the nature of flood hazards that exist in areas that flood.</p> |
| Sustainable Community Strategy | N/A |
| Council Priorities | N/A |
| Will this policy replace a saved policy/ policies of the Adur Local Plan 1996? If so, which? | <p>Policy AP4: Development and Land Drainage Policy AP5: Development and Land Drainage</p> |

| Draft Policy 33: Telecommunications. | |
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| National Planning Context/ legal context | The NPPF states that advanced high quality communications infrastructure is essential for sustainable economic growth. Local Plans should support the expansion of electronic communications network, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and sites to a minimum consistent with the efficient operation of the network. Detailed guidance is given regarding evidence required to justify proposed telecommunications development. Applications should be determined on planning grounds, and should not seek to prevent competition between operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure. |
| Regional Planning | Policy T6: investment in communications technology that increases access to goods and services without increasing the need to travel should be actively encouraged and taken into consideration in identifying future transport needs. |
| Any other 'wider than local' policy/ proposals/ evidence documents? | - |
| Local evidence/ policy, etc | - |
| Sustainable Community Strategy | Vision: Good access to services and facilities; a vibrant local economy. |
| Council Priorities | Not directly related. |
| Does this policy replace a saved policy/ policies of the Adur Local Plan? If so, which? | Replaces AB29: Other Communications Development. AB28 relates to satellite dishes. Most of these are now dealt with by permitted development, so it is not considered necessary to replace this policy. |