

ALP003

ADUR LOCAL PLAN

ADUR DISTRICT COUNCIL RESPONSE TO INSPECTOR'S ADDITIONAL QUESTION 3

22nd December 2016

Inspector’s Question 3 to the Council

Current Progress on Local Plan Preparation in West and East Sussex and the Duty to Co-operate

1. In order to provide greater clarity regarding the broad planning context within which Adur sits, particularly with regard to housing provision, can the Council provide schedules firstly summarising the progress that other Councils, in what is described as the ‘functional housing market’, are making in terms of local plan preparation and secondly the progress being made in terms of accommodating objectively assessed housing needs over the wider area.

Table 1: Local Plan preparation and accommodation of Objectively Assessed Needs for Housing

Other Authorities Within Functional Housing Market Area – Coastal West Sussex SHMA			
	Status of Local Plan	Housing Provision/ shortfalls, employment provision, etc	Accommodating OAN
Arun District Council	Arun Local Plan 2011-2031 – Local Plan submitted, examination ongoing (currently paused)	Will cover district (excluding SDNP) over period to 2031. Submitted for examination 30th Jan 2015. Local Plan examination was suspended to allow Council to consult on updated OAN figure and assess options to amend the submitted Plan to the meet OAN in full. Work is ongoing to update evidence base, including identifying required transport mitigation. Duty to Co-operate (DTC) meetings held with neighbouring LPAs. Main modifications to be reported to Local Plan Sub-Committee and Full Council in March 2017 with consultation on main modifications early April 2017. Resumed examination hearings expected in Summer 2017. Arun Local Plan required to be modified to provide at least 845 dwellings/year (Based on 2012 housing and population projections and adjustment for stronger household formation) and to test scope for higher numbers to help address unmet needs elsewhere in	Could potentially have some limited capacity. This is being explored through examination. See text below table.

		<p>Housing Market Area (HMA). (Conclusions of LP inspector in letter to Council dated 2 Feb 2016, following LP examination hearing to consider OAN held on 14 Jan 2016)</p> <p>Estimated OAN figure for Arun updated to 919 dwellings/year, based on 2014-based SNPP & Household Projections. (Updated Housing Needs Evidence, GL Hearn, Sept 2016)</p>	
Brighton & Hove City Council	<p>City Plan Part One was adopted 24th March 2016. Plan period 2010-2030. (1,506dpa)</p>	<p>City Plan Part Two will include development management policies and site allocations. Consultation on draft Plan programmed for Autumn 2017 with Plan submission scheduled in Autumn 2018. At least 13,200 dwellings (2010-2030) Average 660 dwellings/year (Housing provision in Brighton & Hove City Plan Part One, adopted March 2016)</p>	<p>OAN requirement (rqmt) 30,120, providing 13,200, therefore shortfall of 16,920 over plan period of 20 years - 846dpa.</p>
Chichester District Council	<p>Chichester Local Plan: Key Policies 2014-2029 adopted 14th July 2015.</p>	<p>The OAN for the LP area (i.e Chichester District excluding the SDNP) was agreed at the LP examination to be 505 dpa and the Plan makes provision for approx. 435 dpa, leaving a shortfall of 70 dpa. The Local Plan (paragraph 7.9) includes an explicit commitment that the Council will undertake a review of the Plan within five years to aim to ensure that OAN is met. The Council has started initial work on the LP review and is intending to undertake a consultation on strategy options in early 2017.</p>	<p>Shortfall of 1050 over plan period of 15 years - of 70 dpa. Reviewing plan.</p>
Lewes District Council	<p>Lewes Joint Core Strategy: Local Plan Part 1 adopted 11 May 2016 by Lewes DC, and 23rd June by South Downs National Park Authority. Plan period 2010 - 2030.</p>	<p>OAN rqmt 10,400; providing 6,900</p>	<p>Shortfall of 3,500 over plan period of 20 years - 175dpa.</p>
Worthing Borough Council	<p>Worthing Core Strategy adopted 12th April 2011.</p> <p>New Local Plan for Worthing Borough (excluding the SDNP) will cover period 2013- 2033.</p>	<p>Worthing Housing Study (June 15) identified Objectively Assessed Need of 636 dwellings per year. Local Plan review will assess the capacity for the Borough to meet this requirement.</p>	<p>Significant shortfall is predicted even if all greenfield sites are allocated for development.</p>

	Public consultation on Local Plan Issues and Options document undertaken over period 11th May – 22nd June 2016. Timetable (LDS) for the next steps of Local Plan progression currently being reviewed.		
South Downs National Park Authority (SDNP)	Preferred Options consultation took place Sept-Oct 2015; publication anticipated autumn 2017, submission spring 2018.	Plans for 160 dpa (disaggregated figure for Coastal West Sussex and Greater Brighton (CWS&GB) part of SDNP - See LSS2 CD03/1).	Meeting full OAN does not apply in National Park, as this conflicts with statutory purposes; however there is a need to deliver affordable housing to meet local needs.
Northern West Sussex Authorities			
Crawley Borough Council	Crawley Borough Local Plan 2015-2030 (adopted Dec 2015)	OAN required 10,125 (675dpa) Providing 5,100 net dwellings Average 334 dwellings/year	Shortfall 5,025 over plan period of 15 years - 340 dpa– see text below.
Horsham District Council	Horsham District Planning Framework 2011-2031 (excludes South Downs National Park), adopted Nov 2015.	OAN requirement 13,000 (650 dpa to meet OAN needs, remainder to meet approx. half of Crawley shortfall) At least 16,000 dwellings Average 800 dwellings/year	Capacity for additional 3,000 over plan period of 20 years. Will address approximately half of Crawley's shortfall. Early review – to commence within three years.
Mid-Sussex District Council	Draft Plan formally submitted for examination on 17 Aug 2016. LP inspector wrote to MSDC on 15 Sept requesting further information on several issues principally relating to LP housing provision. Examination hearing sessions on technical housing matters held 29 Nov - 2 Dec 2016; further sessions on housing are scheduled for 12 th and 13 th January 2017.	Delivering 800 dpa. Housing Matters paper published by MSDC Nov 2016 in response to Inspector's Questions gives updated OAN of 12,818, and states they are providing 13,600 – therefore provision is made in excess of the OAN to assist in meeting unmet needs of neighbouring authorities.	46 dpa (782 dwellings over plan period) to assist with unmet needs of other authorities. Currently at examination. (See text below table).
Further Afield			
Hastings	Hastings Planning Strategy 2011-2028 adopted February 2014	Trend based Need for 6863 (404pa). Target for delivery 3,400	Shortfall of 3463 See email, Appendix 1A
Rother	Rother Core Strategy adopted September 2014; plan period 2011-2028.	Target of at least 5,700 dwellings (335 dpa)	See email Appendix 1A
Eastbourne	Eastbourne Core Strategy 2006-2026 adopted	Eastbourne's Objectively Assessed Housing need for	Shortfalls are being met by development in

	February 2013	the adopted Local Plan (February 2013) was assessed as 400 dwellings per year (as identified in the SHMA Refresh 2012). However, it was justified through the Examination process and supporting evidence documents that this target could not be met because of multiple environmental constraints. The Core Strategy Local Plan sought to deliver the ambitions of the South East Plan at 240 dwellings per annum with an additional 222 dwellings for one more year as the plan period was 2006-2026.	the Southern area of Wealden District, this was already factored into the previous South East Plan figures. This relationship is continuing in the formulation of new emerging respective Local Plans for Eastbourne Borough and Wealden District. See email Appendix 1B.
Wealden	Wealden Core Strategy Local Plan 2016-2027. Adopted 2013	Published OAN is 735 dpa 2013-2037. Overall 'provision target' of 9440. Annual requirement of 450 dpa.	Currently reviewing Core Strategy; published Issues, Options and Recommendations document late 2015. This proposed for testing delivery of 832 dpa which would meet some shortfall from HMA. At that stage, specified meeting the undersupply of Eastbourne Borough Council. See email Appendix 1C.

1.1 Mid-Sussex: Consideration of capacity to meet unmet needs of neighbouring authorities.

At the time of writing, the Mid-Sussex Local Plan is currently being examined. Of the 13,600 homes that are planned over the plan period, Mid-Sussex District Council (MSDC) is proposing to deliver 782 dwellings (46 dpa) to assist with the unmet needs of neighbouring authorities. MSDC's Housing Matters Statement makes clear that it forms part of the North West Sussex Housing Market Area (NWS HMA) as its primary HMA and is also a functionally linked neighbour of the Coastal West Sussex Housing Market. In particular, it is in dialogue with Brighton and Hove City Council (BHCC) and Crawley Borough Council regarding their unmet housing needs. However MSDC explain that they cannot be responsible for resolving all unmet needs in the housing market areas.

Work undertaken by Mid-Sussex indicates that its strongest linkages are with Brighton and Hove and Crawley, based on migration, commuting and the level of unmet need arising from these areas. Linkages with other authorities, particularly along the coast are weaker, and making provision to meet their unmet needs would not be considered sustainable development. This position is accepted by Adur District Council, as indicated in the Memorandum of Understanding signed in

January 2016 which is included in Appendix 4 of the Adur DTC Statement (CD07/18). (A previous MOU between Adur, Worthing and Mid-Sussex District Council was signed October 2014). Mid-Sussex District Council is also committed to exploring these issues further through its membership of Coastal West Sussex and Greater Brighton Economic Board and the Coastal West Sussex and Greater Brighton (CWS&GB) Strategic Planning Board (SPB).

1.2 Arun : Consideration of capacity to meet unmet needs of neighbouring authorities

At the time of writing, Arun District Council's Local Plan is being examined. With regards to housing need, Arun has been testing and assessing a range of scenarios and strategic housing sites for inclusion within the Local Plan in light of the increased requirement associated with meeting objectively assessed needs (OAN). As part of this process the Council is carefully considering the potential to contribute towards meeting the unmet housing needs within the wider Housing Market Area over the plan period 2011-2031. Work is underway to consider functional linkages between potential strategic housing sites in Arun and surrounding local planning authority areas, including Adur and Worthing. This includes investigation of commuting and travel to work patterns. In addition, the Council is seeking to confirm the extent of unmet needs within the Housing Market Area.

However, Arun's ability to contribute significantly to the unmet needs of the wider Housing Market Area is likely to be limited. The Council is itself currently seeking assistance to meet the shortfall in housing provision identified within the Arun Local Plan in the early years of the plan period which is likely to occur as a result of:

- the significant increase in OAN,
- recent under-delivery against annual targets (based on the OAN) since the start of the plan period in 2011,
- the fact that the Arun Local Plan will be reliant on the inclusion of several large strategic greenfield sites to meet OAN which are likely to have long lead-in times, and
- phased delivery owing to local infrastructure constraints (particularly in terms of the capacity of local wastewater treatment plants).

The ability of Arun District Council to contribute significantly to unmet needs over the plan period is further restricted by a recent increase in OAN following the release of the 2014 based population and household projections. It may be the case that there is limited capacity (approx. 80dpa) for Arun to address housing shortfalls in the sub-region, but this is yet to be determined.

With regards to employment, further work is being commissioned (by Arun) which will help to identify linkages between Arun and neighbouring areas, and examine whether Arun may be able to accommodate a proportion of unmet employment needs for certain uses over the plan period. Arun will share and discuss the findings of the work with neighbouring authorities once it is completed.

Arun District Council is not intending to apportion any surplus to any named authority; any ability to deliver a level of housing above their OAN will help to meet need from across the sub-region, including Adur.

2. The Council's Duty to Co-operate Statement (CD07/18) includes a section relating to 'what have been the outcomes' (page 18). However, it is not clear to me whether or not any 'effective policies on strategic cross-boundary matters' (i.e. housing) have as yet been adopted by any of the local planning authorities identified on the map on page 8 of the Statement.

2.1 The map referred to indicates those authorities in the Coastal West Sussex Housing Market Area, as well as Mid-Sussex, Crawley and Horsham (which also relate to the Gatwick Diamond/ Surrey HMAs) and authorities further east, in East Sussex (Wealden, Hastings, Rother and Eastbourne) (see Table 1). The majority of Adur's strategic dialogue has therefore been with the first two groups, given the housing market areas, geographic proximity, and history of joint working, (particularly with those authorities in West Sussex and Brighton & Hove City Council as a neighbouring authority).

2.2 However, Brighton and Hove City Council's Statement of Common Ground (signed in September 2013) includes Adur District Council, Eastbourne Borough Council and Wealden District Council amongst its signatories. (See DTC Statement CD07/18 Appendix 4). It refers to Brighton and Hove's housing market area, shortfalls in accommodating objectively assessed housing needs in the Coastal Sussex authorities, and the production of the Local Strategic Statement.

2.3 Similarly, the Lewes DC and the South Downs National Park Authority's Statement of Common Ground on Cross-boundary Working and Meeting Housing Needs (signed in October/ November 2014) has Eastbourne Borough Council, Hastings Borough Council, Rother District Council, Wealden District Council as well as Adur, amongst its signatories (See DTC Statement CD07/18 Appendix 4). It refers to the overlapping housing market areas, shortfalls in accommodating objectively assessed housing needs in the Coastal Sussex authorities, and the East Sussex Strategic Planning Members Group. Both these documents can be found in Appendix 4 of the DTC Statement CD07/18.

2.4 Table 1 above indicates the status of Local Plans in all the authorities referred to.

2.5 With regards to the authorities within the Coastal West Sussex and Greater Brighton area,

- The mechanisms to achieve effective policies on strategic cross-boundary matters include the Local Strategic Statement, as referred to above/elsewhere . The refreshed LSS (known as LSS2 – CD03/1) covers the Local Planning Authorities of Arun DC, Adur DC, Brighton and Hove CC, Chichester DC, Horsham DC, Lewes DC, Mid-Sussex DC, the South Downs National Park Authority, West Sussex CC and Worthing BC. LSS2 sets out the long-term, integrated strategic planning and investment priorities for the CWS&GB area, and supports the monitoring requirement of the Growth Deal. The refreshed LSS was approved by the CWS&GB Strategic Planning Board supported by the CWS partnership and Greater Brighton Economic Board in January 2016. Individual local authorities approved LSS2 in the first part of 2016.
- In addition West Sussex County Council's Place Plans and Growth Plan (developed as a partnership between WSCC and the relevant authorities) facilitate prioritisation of resources across authorities within West Sussex. As one example, this work will support significant employment growth in areas such as Burgess Hill and Crawley to help meet a sub-regional need.

- The Shoreham Harbour Regeneration Partnership is a formal partnership between Adur District Council, Brighton and Hove City Council, West Sussex County Council and Shoreham Port Authority. This joint working has directly led to policies in the Adur Local Plan (Policy 8) and adopted Brighton and Hove City Plan Part One indicating broad allocations for development (the Shoreham Harbour Regeneration Area); the Shoreham Harbour Joint Area Action Plan commenced a second stage of Regulation 18 consultation on 16th December 2017; submission of the JAAP is anticipated late 2017.
- Sub-regional Gypsy and Traveller Accommodation Assessment work was carried out in 2013 and 2014. (See CD09/6, CD09/7, and CD09/8). As a result of this and subsequent joint working, a permanent transit site has been provided in Westhampnett, Chichester, to meet transit needs across West Sussex (particularly those of the coastal authorities). This demonstrates a clear and tangible outcome of joint working on an important cross-boundary issue.
- Adur is also part of the Coast to Capital LEP, Greater Brighton City Deal, Greater Brighton Economic Board, and the Coastal West Sussex Partnership. Adur is also covered by the Greater Brighton Proposed Devolution Agreement and the Three Southern Counties devolution proposals. (For more details see paragraphs 5.3 and 5.4).

3. Paragraph 2.17 of the Statement (page 7) refers to the principle of preparing a Local Strategic Statement 3 (which would set out strategic planning and infrastructure priorities for the area) and the commissioning of new work. Could the Council provide a timetable for the completion of this work.

3.1 A report setting out the options for taking this work forward was presented to the Coastal West Sussex and Greater Brighton Strategic Planning Board on 18th July 2016. It was resolved that the Board supports the principle of preparing a Local Strategic Statement 3, but that the decision is postponed until early 2017 to allow more consideration of the form/ content/ coverage, and subject to the outcomes of work to be commissioned which will review the boundaries of the SHMA/s in the sub-region. (See Minutes, Appendix 2).

3.2 The reference to new work refers to the Strategic Planning Board authorities commissioning a detailed review of the Housing Market Areas (HMAs) and Functional Economic Market Areas (FEMAs) operating within and across the CWS and GB authorities. It is intended that analysis of the functional geography of the area will facilitate a clearer definition of the boundaries of the area that should be covered by the LSS update. The study (which has commenced) will also provide the authorities with a sound basis for undertaking future housing and economic need assessments. (Draft findings will be made available in January 2017; the final report will be presented to the Coastal West Sussex and Greater Brighton Strategic Planning Board on 6 February 2017).

4. At the bottom of page 7 there is a reference to the current commissioning of a detailed review of the Housing Market Areas and Functional Economic Market Areas. Could the Council provide a timetable for the completion of this work?

4.1 Please see 3.2 above.

5. Paragraph 3.32 (page 28) states that ‘a number of joint measures to help housing delivery in the short to medium term are being explored ...’. Could the Council summarise what those ‘joint measures’ are and confirm what progress has been made in terms of delivery?

5.1 Adur and Worthing Councils have been actively involved in a number of joint measures to accelerate housing delivery in the short to medium term taking a proactive approach to facilitate development and key infrastructure projects. The key areas of work are highlighted below:

Devolution

5.2 Adur and Worthing Councils are actively involved in two devolution bids across the sub region - The 3SC (Three Southern Counties - East Sussex, West Sussex and Surrey County Councils) and Greater Brighton. A concordant between the two bid authorities recognises the need to work collaboratively together as both devolution bids raise issues of common interest in terms of housing delivery. Both have established Housing Delivery Groups that aim to implement a number of measures to deliver new housing and employment space. This has led to a successful bid for Greater Brighton to the One Public Estate (OPE) programme and funding has been secured to develop feasibility studies to unlock a number of key publically owned sites. West Sussex has also submitted a bid for inclusion in the OPE programme and funding for the Pond Road site in Adur has been identified as a key site to deliver a new medical hub, library and housing.

Local Growth Funding (LGF)

5.3 The Council has worked closely with the LEP to help shape the Strategic Economic Plan and identify key development sites and projects requiring public funding towards key infrastructure improvements to help bring forward development. The Greater Brighton City Deal identified key regeneration sites and helped to secure Local Growth Funding (Round 1) for £9.5 million towards flood defence measures for Shoreham (Adur Tidal Walls) and the Harbour (Western Harbour Arm). The contribution of £6 million towards the Adur Tidal Walls project will enable the delivery of the strategic employment site at Shoreham Airport and Ropetackle North housing site (120 units). The remaining £3.5 million is helping to deliver the start of the comprehensive flood defence solution for the Western Harbour Arm.

5.4 Round 3 LGF bids were submitted in April 2016 and were supported by WSCC and Greater Brighton and sought funding to help deliver strategic housing (and employment) projects across Adur and Worthing. Bids totalling over £26 million were submitted and all four bids were supported by the LEP. The relevant bids for Adur are the strategic housing allocation at New Monks Farm (a bid towards funding the new junction on the A27) and Decoy Farm in Worthing (a bid to bring a contaminated landfill site forward for development to help facilitate the relocation of existing businesses from the Western Harbour Arm). Following the positive announcement in the recent autumn statement the Councils are hopeful of a positive outcome regarding these bids.

Homes and Communities Agency (HCA)

5.5 The Greater Brighton Housing Delivery Group is supported by the HCA and has presented to the Department of Communities and Local Government (DCLG) the key obstacles to bringing forward major housing sites and affordable housing. By working in partnership authorities have been able to share best practice including: how to bring forward effective neighbourhood renewal programmes;

how best to set up Housing Companies to deliver additional affordable housing; and set up partnerships with Registered Providers (RPs) to deliver housing on publicly owned land.

5.6 HCA involvement in the Group has been beneficial in terms of looking at recent initiatives to promote high density housing adjacent to stations and to look at how the Starter Homes Fund could be used to bring forward stalled sites. Adur and Worthing submitted an Expression of Interest to be pilot authorities to actively look at the Starter Home Fund. The bid was provisionally approved in the summer and is awaiting DCLG formal approval although the Councils continue to meet the HCA on a regular basis to see how the Fund could be used to unlock significant investment to either fund feasibility and viability assessments on sites and/or fund purchase/remediation and development on shortlisted sites. The use of the Starter Home fund is currently being considered to address site viability issues on contaminated land and the development potential of land owned by Adur District.

5.7 The Greater Brighton Partnership has also recently submitted an Expression of Interest for the Large Sites and Housing Zones Fund with specific reference to Shoreham Harbour - the request is for additional Officer support to help deliver the 1,000 dwellings proposed at the Western Harbour Arm.

The Shoreham Harbour Partnership

5.8 As indicated previously, this is a partnership between a Unitary and County Council, a District Council and the Port Authority. The Partnership has demonstrated how effectively it has engaged with Government and other statutory agencies to bring in funding to unlock surplus port land for development. The partnership has been awarded Growth Point and Eco Town Funding in the past and the emerging planning framework is starting to ensure market interest in a number of key sites.

West Sussex County Council (WSCC)

5.9 The County Council has recognised the strategic importance of a number of key sites across Adur and Worthing and has directly funded the appointment of three Project Managers to help bring forward regeneration sites across Adur and Worthing Councils. The emerging Growth Deal to be signed with WSCC will also help to secure additional support to deliver the Local Plan and its key strategic sites.

Appendix 1:

1A: Email from Kerry Culbert, Planning Policy Manager, Hastings Borough Council, 16 December 2016.

Dear Moira

Good to talk to you earlier. You'll see I've copied David Marlow (Planning Policy Manager) RDC in to my response.

I can confirm that your adoption date for the Hastings Planning Strategy, subsequent housing target and OAN figures are all correct.

- **Essentially during our Planning Strategy EIP there was agreement as to the extent of the Hastings & Rother housing market area (HMA) – all of Hastings is within this HMA. There was also agreement as to the robustness of the OAN figures which had been produced.**
- **Rother, 83% of which is within the High Weald AONB and has additional constraints in terms of flood risk and internationally important nature conservation designations, confirmed that not only would they be unable to meet any of the Hastings shortfall, but was actually falling short of its own OAN by some 480 dwellings. Taking independent advice, the 2 Councils jointly wrote to adjoining councils (see weblink below to doc and para 6.6 onwards) and other LAs from which the main in-migrations flows into the HMA stemmed in order to ascertain if any of these LAs could help meet this HMA shortfall.**
- **The Hastings & Rother Inspectors accepted that both LPA areas have considerable environmental constraints in respect of meeting housing need and accommodating housing growth. And in addition the Hastings Inspector accepted that there were physical limits to housing growth in Hastings – the area being heavily urbanised with a tightly drawn boundary.**
- **Consequently Hastings has dispensed with its development boundary and accepted the Inspector's recommended 'at least' housing target.**
- **Two other important factors relate to transport and economy. The area suffers from poor transport connection and a weak economy and both of these factors affect the strength of housing demand and the strength of the housing market. In the case of Hastings, meeting the OAN figure would have meant meeting an annualised housing completions figure way in excess of historic delivery rates.**

http://www.hastings.gov.uk/content/planning/planning_policy/adopted_local_plan/462595/pdfs/information/27.08.13_HBC28-letter_additional_examination_hearing_matters_update.pdf

I hope this is helpful

kind regards

Kerry Culbert

Planning Policy Manager

(Hastings Borough Council)

1B:

Email from Craig Steenhoff, Strategy and Commissioning Officer, Planning Policy, Eastbourne District Council, 9 December 2016.

Moira,

Eastbourne's Objectively assessed Housing need for our adopted Local Plan (February 2013) was assessed as 400 dwellings per year (as identified in our SHMA Refresh 2012). However, we justified through our Examination process and supporting evidence documents that we could not meet this target because of multiple environmental constraints. Our Core Strategy Local Plan sought to deliver the ambitions of the South East Plan at 240 dwellings per with an additional 222 dwellings for one more year as our plan period was 2006-2026.

Our shortfalls are being met by development in the Southern area of Wealden District, this was already factored into the previous South East Plan figures.

This relationship is continuing in the formulation of new emerging respective Local Plans for Eastbourne Borough and Wealden District.

Kind regards

**Craig Steenhoff MRTPI BSc
Strategy & Commissioning Officer (Planning Policy)**

1C

Email from Marina Brigginsaw, Head of Planning Policy and Economic Development, Wealden District Council. 13 December 2016.

Dear Moira,

Further to your email I am happy to confirm the situation at Wealden District.

The joint Core Strategy Wealden Local Plan (including part of the South Downs National Park within Wealden District) was adopted in 2013 with a housing requirement of 9440 dwellings from 2016 to 2027. The annual requirement is 450 dwellings per annum. Our published objectively assessed housing need is 735 dwellings per annum from 2013 to 2037.

We are currently reviewing the Core Strategy and we published at the end of 2015 our Issues, Options and Recommendations document for consultation. This document proposed for testing the delivery of 832 dwellings per annum which would meet some shortfall from our housing market area. At this stage we specified meeting the undersupply of Eastbourne Borough Council.

If you require any further information please let me know.

Kind regards

Marina

Marina Brigginsaw | Head of Planning Policy and Economic Development |
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27
2AX



Coastal West Sussex & Greater Brighton Strategic Planning Board

Minutes

Monday, 18th July 2016
3-4pm

The Council Chamber
The Shoreham Centre,
Pond Road, Shoreham-by-Sea, West Sussex, BN43 5WU

Attendees

Cllr Ricky Bower	Arun District Council	Karl Roberts	Arun District Council
Cllr Susan Taylor	Chichester DC	Andrew Frost	CDC
Cllr Bryan Turner	Worthing Borough Council	Moira Hayes	A&W Councils
Neville Harrison	SDNP	Chris Lyon	Horsham DC
Cllr Andrew MacNaughton	Mid Sussex DC	Judy Holmes	Mid Sussex District Council
Lucy Seymour-Boundary	WSCC	Liz Hobden	Brighton & Hove City Council
Cllr Tom Jones	Lewes District Council	Max Woodford	Lewes District Council
Lucy Howard	South Downs National Park Authority	Caroline Wood	Coastal West Sussex Partnership
Cllr Brian Boggis	Adur DC		
Guests			
James Harris	ESCC	Ed Sheath	ESCC

Apologies

Cllr John Obrian	West Sussex County Council	Cllr Claire Vickers	Horsham DC
Darryl Hemmings	West Sussex County Council		
Cllr Gill Mitchell	Brighton & Hove City Council	James Appleton	A&W Councils

1. Minutes and actions of the Previous Meeting

James Harris and Ed Sheath from ESCC were welcomed as observers to the Board.

Brian Turner explained that a letter had gone to Highways England and a response had been received although it didn't necessarily answer the points in the letter.

Cllr Bower reported that various consultation events for the A27 were being held for Arundel although he expressed concerned about the progress.

The A27 consultation for Chichester had just started and would continue to the 22nd September and it was suggested that a collective response should be made by the SPB. However, because of the timescales it was agreed that the individual responses be sent to Karl Roberts for collation

Action – for responses to be sent to Karl Roberts for collation.

2. Local Strategic Statement 3

KR introduced the item

Overarching Comments

- There needs to be more clarity on when a decision is made on progressing LSS3. Chichester and Horsham keen to move forward quickly. General consensus that the time to make a decision should be clear in the recommendation – January 2017 preferred.
- Clarity needed on the parameters of the study to be commissioned. Economic Functional Areas as well as Housing Market and Travel to work areas. The findings of this will help determine the right boundary for an LSS3. Cllr Bower concerned that the area should not increase further.
- Budget – discussion about whether the indicative figure given in recommendation of £23k per authority should be removed. There was a general consensus that if a decision were to be made to take forward LSS3 in 2017/18 – an amount should be specified for a contingency budget to be set aside. ESCC concerned they should not be required to contribute (only one ESCC District within East Sussex).

As a consequence of the debate the following changes were requested to the recommendations:

1. Add 'early 2017' for the decision to be made on whether to take forward LSS3 and link it to the outcome of the work arising from recommendation 2.
2. Expand the role of the study to look at economic functional areas as well as housing market areas. Ensure that the consultants commissioned to do the work liaise with the consultant commissioned to do a similar study for the Gatwick Diamond Area (this should be added to the supporting text of the report)
3. It was agreed that a contingency budget should be identified by each authority for approximately £23k for 2017/18.

Agreed with changes

Actions:

- POG to commission (Chichester leading) a HMA/Economic Functional Area study to be completed by December 2016
- Each authority to set aside the agreed contingency budget for next financial year.

3. Local Growth Fund Updates

Worthing – 3 bids submitted including Teville Gate House and Union Place

Chichester – one bid – detail needed

Adur – New Monks Farm access road

Horsham – no direct bids but supporting bids arising in area

Brighton & Hove – 3 bids- Sussex Bio-Innovation Centre Falmer, Pelham Campus Redevelopment and Black Rock Development.

Arun – one bid – detail needed

Mid Sussex – 3 bids- Housing in Burgess Hill (transport bid), A2300 Science and Technology Park, Sewage Treatment Works.

KR – emphasised the role of the LSS2 Delivery and Monitoring Framework in assisting with unlocking sites and infrastructure delivery.

4. AOB

Cllr Bower: concerned about Infrastructure and particularly the closure of GP Surgeries. Can NHS England be invited to talk through their strategy for the area – discussion about the appropriate body to invite. Officers to take this away

KR: 2 matters:

LSS3 – we still need to discuss who takes the lead. Feedback at the Planning Officers Group was generally that Portfolio Holders rather than Leaders should continue though the lead officers may be different.

C2C LEP has organised a Housing and Planning Task Force – Cllr Gary Wall is the Chair. Chris L has a role on the Group. Agreed that information should be circulated to officers and Members on the CWS&GB STB.

JH raised concerns about private sector bias on the Group and that there was a need to raise awareness of this work.

