

## HOUSING PROVISION 2011- 2032

### Objectively-Assessed Needs

- 2.12 Historically there has not been a strong relationship between housing targets set for Adur in regional and Structure Plans and need and demand for new dwellings in the district. Previous targets have been strongly influenced by the capacity of the district to accommodate new dwellings in terms of its physical and environmental characteristics – the sea to the south, the South Downs National Park to the north, flooding and key infrastructure constraints (including transport).
- 2.13 The National Planning Policy Framework (2012) requires that Local Planning Authorities meet their full, objectively assessed needs (OAN) for both market and affordable housing (as far as is consistent with other policies in the Framework).<sup>1</sup> The most up-to-date work on OAN, and that which is used in this Local Plan, is the Objectively Assessed Housing Need Update 2016.<sup>2</sup>
- 2.14 This 2016 study uses an updated set of demographic projections, taking account of information including 2014 based Sub-National Population Projections (May 2016) and the 2014 based Household Projections (July 2016). It also takes account of the Government's Planning Practice Guidance published in 2014. This study supersedes all previous Objectively Assessed Need Assessments.<sup>3a</sup>
- 2.15 The study takes account of a range of factors, including affordability, house prices, rents, overcrowding issues and rates of delivery as well as the demographic projections and factors indicated above.
- 2.16 In terms of Adur's Objectively Assessed Needs the study recommends the delivery of **325** dwellings per annum (6825 dwellings over the Plan period). This represents 'demand' for new housing.
- 2.16A The OAN 2016 assessment of housing need suggests that for C2 uses such as residential care and nursing homes there is a potential need for 38 bedspaces over the plan period 2011-2032 which equates to 1-2 per annum. As the figure is low, the five year housing land supply does not include C2 uses. They do not form part of the housing requirement target and are not included in the housing completions. However, national planning guidance does allow for C2 uses to be counted against the housing requirement and the position will be kept under review.

### Developing a Target for Housing Delivery

- 2.17 The first step in developing the housing delivery figure for this plan has been to undertake a Strategic Housing Land Availability Assessment (SHLAA). A SHLAA was produced in 2009, updated in 2012, and a full review was carried

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<sup>1</sup> See paragraph 47 of the National Planning Policy Framework, CLG 2012.

<sup>2</sup> Objectively Assessed Need for Housing: Adur District 2015. (GL Hearn)

<sup>3a</sup> The capacity assessment in the Housing (Duty to Co-operate Study) 2013 remains relevant.

out in 2013/14. The SHLAA is monitored annually through the Annual Monitoring Report (AMR). The most recent AMR was published in December 2015 and covers the monitoring period 1<sup>st</sup> April 2014 – 31<sup>st</sup> March 2015. The SHLAA identifies all sites which have potential for residential development and determines when they are likely to be developed.<sup>3</sup> It indicates that, on brownfield sites, **254** (net) - dwellings could be delivered over the Plan period.

2.18 Other sources of housing land have also been carefully considered in order to determine realistic levels of potential supply from previously developed land (PDL or brownfield land) as follows:

- *Housing allocations in the Adur Local Plan 1996* - all the housing allocations identified in the Adur District Local Plan 1996 have been delivered and have not been carried forward into this Plan.
- *Dwelling completions since 1 April 2011* - these are the sites that have been completed since the base date of the Local Plan.<sup>4</sup> **A total of 559 net new homes have been completed between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2016.**
- *Number of dwellings identified through existing planning permissions (commitments)* - these include both large sites which can accommodate six or more dwellings and small sites of 5 dwellings or less and which either have planning permission but on which development has not yet commenced, or are currently under construction but not completed.<sup>5</sup> **A total of 439 (net) additional homes will be provided through existing planning consents.**
- *Windfall allowance* - a site that has not been specifically identified as available in the Local Plan process is known as a windfall site. Planning Practice Guidance states that an allowance for windfall sites can be made in the first five years of the housing land supply and also in years 6-15 providing that there is compelling evidence to do so. **An allowance of 416 homes will be provided from windfall sites<sup>6</sup>.**

2.19 In addition, the Shoreham Harbour Regeneration area, a large brownfield site, has been identified as a broad location for development, and this will deliver a minimum of 1100 additional new homes (see Policy 8). Planning consent for 132 of these dwellings has already been granted and this is included in the

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<sup>3</sup> The SHLAA is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for development.(Planning Practice Guidance – Housing and Economic Land Availability Assessment, CLG March 2014).

<sup>4</sup> The figures are updated on an annual basis and are reported in the Council's Annual Monitoring Report which is published in December each year.

<sup>5</sup> These sites are identified as commitments at 1 April 2015 in the Housing Land Supply Study produced annually by West Sussex County Council.

<sup>6</sup> A windfall allowance has been made for the period 2018-2031 (not 2015-2031). This ensures there is no double counting with sites that currently have planning permission and are likely to be delivered in years 2015- 2018.

‘existing commitments’ figure; in order to avoid double counting the remaining **970** (rounded) dwellings to be provided at this location is shown in Table 1 below.

- 2.20 By assessing these various sources of housing supply, Table 1 below demonstrates that **2638** new dwellings can be delivered on brownfield sites during the plan period. This clearly indicates that, when measured against Adur’s Objectively Assessed Needs figure of **6825** dwellings over the Plan period, the amount of residential development that can be delivered on brownfield sites results in a considerable shortfall of **4187** dwellings. It has therefore been necessary to allocate greenfield sites.
- 2.21 An assessment of a number of greenfield sites has been undertaken through the SHLAA, Sustainability Appraisal, Sequential and Exceptions Test, and evidence studies taking into account a range of issues and constraints, including biodiversity, flood risk, and landscape.
- 2.22 Given this evidence, two greenfield sites have been allocated: at New Monks Farm, Lancing which will deliver 600 dwellings (Policy 5), and West Sompting which will deliver 480 dwellings (Policy 6). Together these sites will deliver **1080** dwellings over the plan period. Taking these greenfield sites into account the Plan can deliver **3718** dwellings (**177 dpa**), leaving a shortfall of **3107** dwellings.

**Table 1 – Housing supply over the Local Plan Period 2011-2032**

	<b>Number of dwellings</b>
<b>Sources of Housing Supply</b>	
Dwellings completed (net) 2011-- 2016	<b>559</b>
Existing commitments (large and small sites where planning permission has been granted)	<b>439</b>
Sites identified in the SHLAA (net) 2016	<b>254</b>
Windfall allowance	<b>416</b>
<b>Sites to be identified in Local Plan:</b>	
Shoreham Harbour Broad Location	<b>970</b>
New Monks Farm Strategic Allocation	<b>600</b>
West Sompting Strategic Allocation	<b>480</b>
<b>Total Housing Supply (Delivery Target) 2011-2032</b>	<b>3718 (annual target 177 dpa)</b>

- 2.23 Consequently the Local Plan is not able to meet the full, objectively assessed housing needs figure of **6825** dwellings indicated above. The housing target set out in Policy 3 below is therefore a ‘capacity-based’ figure based on the level of housing that can be delivered within the plan period, having regard to the identified constraints and potential development capacity. The Council

continues to work with other local authorities through the Duty to Co-operate to address the issue of unmet needs. A Duty to Co-operate Statement has been produced to accompany this document.

### **Policy 3: Housing Provision**

Over the period 2011 – 2032 a minimum of **3718** dwellings will be developed in Adur, as follows:

- **1538** within the built up area of Adur
- **1100** as part of the Shoreham Harbour Regeneration Area Western Arm
- **600** at New Monks Farm
- **480** at West Sompting

2.24 The figures in Policy 3 above equate to an annual target of **177** dwellings per year over the 21 year plan period.

2.25 Please note that policies elsewhere in this Plan will also apply to the strategic allocations below.