

Day 4: Issue 1

Prepare a note on the implications of the White Paper for Adur's emerging Local Plan.

Housing White Paper – Fixing our broken housing market

The Government's White Paper 'Fixing our broken housing market' was published during the Local Plan examination. The Inspector requested a note from the Council setting out the likely impacts of its contents on the submission Adur Local Plan. He has now had the opportunity to peruse the White Paper and has advised the Council that it appears that the proposals relevant to plan making will be subject to consultation before and changes come into force later in the year.

The Council agrees with this and is not proposing any modifications to the Submission Adur Local Plan in the light of the White Paper. Once any changes come into force following consultation, the Council will review the necessity to amend the Local Plan through a partial review of relevant policies.

The potential changes to the National Planning Policy Framework which may impact on the Submitted Adur Local Plan are:

Proposed changes to NPPF	Potential impact on Adur Local Plan
New regulations will require local planning authorities to review Local Plans at least once every 5 years (Paragraph 1.8).	This is referred to in the Council's response to Day 1: Issue 1 homework.
A revised definition of affordable housing is to be published (following consultation) to include affordable private rented housing and amendments to starter homes eligibility. To allow local planning authorities to consider whether this revised definition requires a new policy and partial review of their plan, a 6-12 month transition period is also being consulted on (A.118 – A.122 and Box 4).	The Council will need to consider the implications of the new definitions on the Submitted Adur Local Plan Policy 22: Affordable Housing. This is likely to result in a partial review of the Local Plan and may also require further viability work.
The Government is proposing to strengthen national policy so that local planning authorities are expected to have clear policies for addressing the housing requirements of groups with particular needs, such as older and disabled people – including a clear expectation that policies should be set using the Optional Building Regulations to bring forward an adequate supply of accessible housing to meet local need. (Paragraph 4.42 and A.24).	Policy 21: Housing Mix and Quality seeks to address this issue. Day 2: Issue 2 of the Council's homework gives a more detailed response and proposes modifications to Policy 21 and the supporting text in paragraph 4.30.

