

# WORTHING DRAFT LOCAL PLAN OCTOBER 2018 - HOUSING

The housing policies aim to deliver a wide choice of quality homes by planning for a mix of housing based on current and future demographic projections, market trends and the differing needs of the various sectors of the community.

## What You Told Us

### Local Plan should:

- Seek to meet local housing needs but not at a detriment to the environment.
- Provide an appropriate mix of housing types flexible enough to adapt to different local needs - to include families with children, older people, Gypsy and Travellers and people with disabilities.
- Build specialist accommodation to deliver lifetime homes and meet the demands of an ageing population.
- Protect the existing housing stock, particularly where it meets a specialist need.
- Ensure that new homes are built to a high standard and that respond to the character of the surrounding area.
- Increase densities to meet housing need but ensure that this is supported by infrastructure improvements.
- Ensure that affordable housing is genuinely 'affordable'.

## What The Evidence Says

- Worthing has a total stock of approximately 50,000 homes (2017). The majority (90%) of the stock is in private sector ownership and 10% of the stock is owned by Registered Providers.
- Population has risen over recent decades and is expected to continue to do so during the plan period.
- Population growth is largely driven by domestic migration with the majority of movements being from Adur and Brighton & Hove.
- In 2017 average house prices were 11.35 times median earnings which is well above the national average - this has put home ownership beyond the reach of many households.
- There is a very high level of affordable housing need - in May 2017 there were 1,277 households on the Housing Register.
- The Plan must assess whether there is capacity to deliver 12,000+ new homes (the objectively assessed need) by 2033.



## What The Local Plan Is Proposing To Do

- Strike the right balance between planning positively to meet identified needs and the need to protect and enhance the borough's high quality environments and open spaces within and around the town. The Plan seeks to deliver 4,000+ homes.
- Deliver high quality new homes that best reflect the identified needs within the borough (in terms of size, type and tenure).
- Ensure that developments provide an appropriate level of affordable housing to help those in housing need (20%-30% requirement for all major development).
- Ensure new development integrates into existing communities.
- Seeks to deliver uplift in the average density of residential development while also improving the environment and ensuring safe and healthy living conditions.
- Adopt national space standards to ensure that new homes are of adequate size.
- Ensure that all new development is of high architectural and design quality.
- Support proposals for high-quality self-build and custom-build projects.

There are a number of ways you can find out more about the Draft Local Plan.

You can visit the Council website or find hard copies of the documents at your local library. There is also an opportunity to come along to a 'drop in' session where you can find more information about the proposals and have a chance to ask questions.

Please visit our Draft Local Plan page for more information about these dates and times for the consultation events: [www.adur-worthing.gov.uk/worthing-local-plan](http://www.adur-worthing.gov.uk/worthing-local-plan)

You can also keep up to date by following the Council's Facebook and Twitter pages at:

Facebook: [www.facebook.com/AdurWorthingCouncils](http://www.facebook.com/AdurWorthingCouncils)

Twitter: <https://twitter.com/adurandWorthing>



## Find Out More

You can read the Spatial Strategy and related housing policies (CPI-CP5) included within the Draft Local Plan on our website:

[www.adur-worthing.gov.uk/worthing-local-plan](http://www.adur-worthing.gov.uk/worthing-local-plan)

## Have Your Say

Do you agree with the proposed approach to housing?

Please give us your views by 5pm on Wednesday 12<sup>th</sup> December 2018. You can find details of how to comment and also information about consultation events by visiting the Draft Local Plan Page at:

[www.adur-worthing.gov.uk/worthing-local-plan](http://www.adur-worthing.gov.uk/worthing-local-plan)