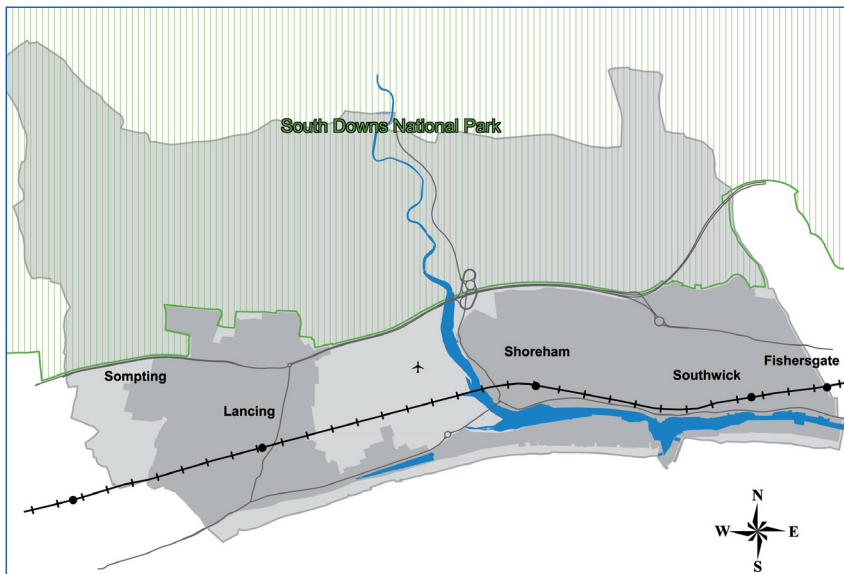


Local Development Framework

ADUR HOUSING AND EMPLOYMENT OPTIONS FOR CONSULTATION

We need to make some important decisions as to how Adur will change over the next 15-20 years. We need to decide how many new homes should be built and how much land should be made available for employment uses in Adur up to 2028 (excluding the area that lies within the South Downs National Park). The Coalition Government has said that local councils together with their local community should set their own housing targets. We therefore need your help in making these decisions. Please take some time to consider the options below and to fill out the questionnaire online at www.adur.gov.uk/planning/ldf/core-strategy.htm or a paper copy, and return by 7th August 2011.

Following this consultation, housing and employment levels will be included within the draft Adur Core Strategy, a planning document which will set out the development of Adur up to 2028. There will be further opportunities to help shape the future of the area as the Core Strategy progresses.



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How much housing do we need?

Adur District Council and Adur's local community together need to decide how much housing should be provided in the area up to 2028. There are a range of factors which must be taken into account, such as the needs of future households, the needs of the economy, and the physical capacity of the area to accommodate development. (More details can be found in the Consultation Technical Document and Frequently Asked Questions at www.adur.gov.uk/planning/ldf/core-strategy.htm)

Currently our housing target, as set out in the South East Plan, is to build 105 new homes each year. However the Government is intending to abolish this plan, which is why we need to develop our own targets. Over the past 9 years we have built on average 117 homes each year— most of these have been on smaller brownfield sites, with a few larger sites such as Sussex Wharf and Ropetackle helping to meet this target.

Recent studies indicate that around 1150 dwellings can be accommodated on brownfield sites up to 2028. A range of options has been drawn up, each of which has advantages and disadvantages, as set out below. We'd like to know your preferred option, taking into account the pros and cons of each. More details on each approach, and the background work that went into developing the options, can be found at: www.adur.gov.uk/planning/ldf/core-strategy.htm.

Map of Adur District, showing area within South Downs National Park, and remaining area within planning remit of Adur District Council. It is this area (in grey) which this consultation relates to.

Some facts:

- Adur's population is increasing slowly and relies on some in-migration, without which the population would decline.
- Based on past trends, it is estimated there will be an increase of nearly 36% of people aged 60 or over in the district. The population aged 75 and over is projected to increase by around 43%.
- A recent study has indicated that the need for housing arising from Adur between 2011 – 2028 is between 235 – 255 dwellings per year.
- If the population remained at 2006 levels, there would be a significant decrease in the number of people working, which would have an adverse impact on the economy.

HOUSING OPTIONS

Please note that the housing developed in Adur as part of the Shoreham Harbour Regeneration Scheme would be in addition to the options set out below:

It is important to note that not to allow any more housing is not an option. Although this would mean that no more sites, either brownfield or greenfield, would be built on, this would not provide homes for newly forming local households (including young people) to stay in the district, house prices would probably rise further, and there would be no opportunities to provide new affordable housing. The economy would decline and local shops and businesses would suffer. The Council is required to set a target for housing in the district, and is not allowed to refuse all housing applications on principle. For these reasons, the Council is not including this as an option for consultation.

Option 1: 65 homes per year; 1105 homes 2011 - 2028

Pros:

- Would use 'brownfield' land only and avoid using any greenfield sites, which would have less impact on the landscape and general environment.
- Less impact on existing infrastructure and the transport network, as well as less need for new infrastructure.

Cons:

- Does not meet all Adur's predicted housing needs.
- New homes would still be required in the district as new households would still be forming - this level will not provide enough homes for new households forming from the existing population.
- Would lead to the population declining by over 2%, a loss of 1400 people over 20 years. The working population would decline by 3,500 between 2011 – 2031 having a negative impact on the economy, and resulting in a shrinking workforce.
- The population profile of the district would age more rapidly, as young households would have to move out of the area to find new housing.
- Shops and services may suffer, due to fewer customers.
- Little money would be collected through the planning system for new or improved infrastructure.
- Fewer opportunities for providing a choice of housing, including affordable housing.
- It is likely that house prices would rise even further due to increased competition for homes.

Option 2: 105 homes per year; 1785 homes 2011-2028

(This is the level of development each year previously set in the South East Plan)

Pros:

- More opportunities for a mix of housing (including affordable housing) than Option 1.
- More opportunities for new and improved infrastructure than Option 1.
- Allows for some growth in population through in-migration.

Cons:

- Does not meet all Adur's predicted housing needs.
- In addition to the brownfield land in Option 1, some greenfield land would be required, although this can be accommodated on areas of low/ medium landscape value.
- Due to the ageing population, this level of development will result in a shrinking workforce (although the reduction would not be as much as Option 1).
- Greater impact on transport and infrastructure than Option 1.
- More development in areas at risk of flooding than Option 1.

Option 3: 155 homes per year; 2635 homes 2011-2028

Pros:

- More opportunities for affordable housing than Options 1 and 2.
- Increased contributions towards infrastructure.
- Would accommodate more in-migration and help accommodate future household growth from the existing population.

Cons:

- Does not meet all Adur's predicted housing needs.
- In addition to the brownfield land in Option 1, it requires a greater amount of greenfield development than Option 2— **all** identified greenfield sites.
- Would still result in a reduced working age population and a higher proportion of people aged over 65 years.
- Would have an increased impact on transport and infrastructure than Options 1 and 2.
- A greater amount of development in areas at risk of flooding than Options 1 and 2.

Option 4: 270 homes per year; 4590 homes 2011-2028

Pros:

- Would meet all Adur's predicted housing needs.
- More housing (including affordable housing) would be provided.
- Would provide more money towards infrastructure than the other options above.
- Would lead to an increase in working age population.

Cons:

- In addition to the brownfield land in Option 1 there would be a need to use much more greenfield land, potentially both within and outside the built up area, including those sites of high landscape value, and develop them at higher densities than would be required by other options.
- Would have a worse impact on landscape and 'townscape' and the general environment than the other options.
- Would be an even greater adverse impact on the transport network and existing infrastructure than the other options above.
- Would be more development in areas at risk from flooding than the above options.

More details on these options and their implications may be found at
www.adur.gov.uk/planning/ldf/core-strategy.htm

EMPLOYMENT CONSULTATION OPTIONS

In addition to housing, the Council and the local community need to decide how the economy in Adur should grow and how much land should be allocated in the district for employment uses up to 2028. A number of factors need to be taken into account, such as the growth in different types of employment over the next twenty years and the need to accommodate this growth so the economy is not restricted; the need to provide better, more attractive sites that businesses will want to locate to; the needs of the workforce; and how to provide for the needs of the economy without detrimental impacts to existing infrastructure and the environment. An Employment Land Review for Adur has recently been produced and this has outlined two potential scenarios for employment provision in the district. These are:

Option A: Baseline Scenario

This is a 'business as usual' scenario which assumes that there will be no significant intervention or change in the economy of Adur over the plan period (2011-2028) i.e. no new employment sites will be allocated in the district. The employment forecasts for this scenario are based on the existing, relatively constrained, economy of Adur. Under this scenario the employment forecasts show that no significant amount of new employment floorspace would need to be provided in the district as the predicted growth in jobs up to 2028 could mainly be met by bringing existing vacant floorspace back into use and developing currently unimplemented planning permissions.

Pros:

- Could be delivered entirely on brownfield land and would avoid using any greenfield sites, which would have less impact on the environment.
- Potentially less impact on existing infrastructure and the transport network.

Cons:

- The demand for business floorspace in the district would decline further. As a result Adur's economy would be less diverse and more reliant on the industrial sector which has generally been declining nationally for a number of years.
- Would lead to more out-commuting which is likely to have a negative impact on the economy of Adur.
- There would be decreased prosperity in the district due to lack of investment opportunities.
- There would be less incentive for many young people to improve their skills.
- Wages in the district would remain relatively low.
- The quality of employment floorspace in the district would remain relatively poor.
- Levels of unemployment in the district are unlikely to improve and may worsen.

Option B: Economic Intervention Scenario

This scenario is based on an assumption that significant steps are taken to improve and change the nature of the economy in Adur to provide more high skilled and high quality employment. Such a scenario would require the allocation of new employment sites in the district and the employment forecasts show that this would be likely to result in a considerable growth in Adur's economy over the plan period.

Pros:

- Would create a more diverse and sustainable economy that would provide significantly more jobs in the district.
- Would attract more investment into the district.
- Would help reduce out-commuting and would be likely to benefit Shoreham-by-Sea, Lancing and Southwick town centres through increased trade.
- Would encourage young people in the district to improve their skills.
- Likely to result in a general improvement in the quality of employment floorspace in the district.
- Likely to improve employment levels in the district.

Cons:

- There would be a need to use more land which could have a greater impact on the environment.
- Likely to have a greater impact on the transport network.
- Likely to result in more development in areas at risk of flooding.



THE SHOREHAM HARBOUR REGENERATION PROJECT



Adur District Council is working closely with Brighton & Hove City Council, West Sussex County Council and the Shoreham Port Authority, (supported by the Homes and Communities Agency and the Environment Agency) to bring forward regeneration and improvements to the Harbour area. A recently completed capacity study has indicated a possible scale of development over the plan period at Shoreham Harbour of between 1600 - 2000 new homes and approximately 2600 new job opportunities. Of these approximately 1190 could be built within the Adur District Council area, (1050 of these up to 2028) and the remainder in the Brighton & Hove City Council area. It is proposed that the housing target for the Harbour continues to be ring-fenced separately to the main district target (meaning that new housing that comes forward in the Harbour will be counted separately from, and in addition to, the main Adur target). This is due to the complex nature of the site and the fact that it could not be replicated elsewhere in the district. A detailed Development Plan specifically for the Harbour area is currently being prepared which will be publicly consulted on in due course. This plan will set out the housing targets for the Harbour area. To keep up to date on what is happening at Shoreham Harbour, visit www.shorehamharbour.com.

YOUR CHANCE TO GIVE YOUR VIEWS

Question 1: Of the 4 housing options, which one do you think is the most appropriate housing target for Adur? Please tick your preferred option (1 only)

Option 2 ☐

Option 4 ☐

Question 2: Which employment scenario do you think is best for Adur? Please tick your preferred option (1 only)

Option B ☐

Please add any comments here (Please note that these may be summarised).

[illegible]

Name _____

Postal Address _____

Email address _____

Please tick the box below if you would like to be kept informed of the Adur Core Strategy's progress

☐ Yes, I would like to be kept informed (It is cheaper for us to do this by email where possible)

Where did you find out about the consultation? _____

Equal Opportunities

The information contained within this section of the questionnaire will be kept in strict confidence and used for monitoring purposes only and to inform and improve our consultation methods.

Age under 21 ☐ 21-30 ☐ 31-40 ☐ 41-50 ☐ 51-60 ☐ 61+ ☐

Gender (please tick) Male ☐ Female ☐

Ethnic Origin

<input type="checkbox"/> Asian or Asian British	<input type="checkbox"/> Mixed/multiple ethnic groups
<input type="checkbox"/> Black or Black British or African or Caribbean	<input type="checkbox"/> White
<input type="checkbox"/> Chinese	<input type="checkbox"/> Other Ethnic Group

Disability

Are your day-to-day activities limited because of a health problem or disability which has lasted, or is expected to last, at least 12 months?

☐ Yes, limited a lot
☐ Yes, limited a little
☐ No

Do you live in (please tick)	Adur <input type="checkbox"/>	Worthing <input type="checkbox"/>	Brighton <input type="checkbox"/>	Other <input type="checkbox"/>
Do you work in (please tick)	Adur <input type="checkbox"/>	Worthing <input type="checkbox"/>	Brighton <input type="checkbox"/>	Other <input type="checkbox"/>

Data Protection

The information contained within this form will be used for monitoring purposes only and no individual will be identifiable. In compliance with the Data Protection Act 1998 all details are kept in strict confidence at all times.

For more information please contact

the Planning Policy Team, Room 219, Adur District Council, Ham Road, Shoreham-by-Sea, BN43 6PR

Alternatively, contact us via email: planning.policy@adur-worthing.gov.uk

or by telephone: 01273 263183

Please return to:

**FREEPOST BR1645 Planning Policy Team, Room 219,
Adur District Council, Civic Centre, Ham Road, Shoreham-by-Sea, BN43 6PR
by 7th August 2011.**

Alternatively, scan and email to

**planning.policy@adur-worthing.gov.uk by the same date
or fill out a questionnaire online at www.adur.gov.uk/planning/ldf/core-strategy.htm**

Data Protection Act 1998

Thank you for taking the time to complete this questionnaire