

The West Sussex Growth Plan

West Sussex offers a significant growth opportunity. Gross Value Added (GVA) is currently below the South East average and we are determined that it should increase.

A number of partners are already investing significantly in West Sussex:

- The Local Economic Partnership (LEP) has secured Local Growth Funding (LGF) in excess of £100M for improvements in West Sussex
- West Sussex County Council has a Capital Programme in excess of £130M per annum that will be focussed on delivering growth
- District and Borough Councils also have their own investment programmes that will contribute to growth across the County

Delivery of Housing and Employment Space offers the opportunity to raise revenue that can support additional capital investment resulting in improved GVA performance

However, current relationships are complex – a range of stakeholders and services, sometimes with competing objectives, and access to Capital Funding that will be insufficient to meet all aspirations.

To maximise the value of investment in the County the County Council, working with partners, is developing Place Plans and a West Sussex Growth Plan (figure 1).

The objective of the Place Plans is to clearly identify the local economic growth offer. The Plans will identify the opportunities and support growth whilst protecting the special qualities and character of the environment in the County to:

- raise GVA per head in West Sussex
- deliver planned housing growth and the infrastructure required to facilitate it
- deliver proposals that attract high value jobs to West Sussex
- support the development of a high calibre workforce
- make West Sussex a place where people want to live and work, throughout their lives
- exploit the natural and cultural and heritage resources of the County
- Support young people to get the best possible start in life objective
- Support West Sussex residents to be independent in Later Life
- Support work with strategic partners including Surrey County Council, East Sussex County Council and the Local Enterprise Partnership

The Plans will identify priorities that will deliver higher GVA, jobs, homes and employment space and will:

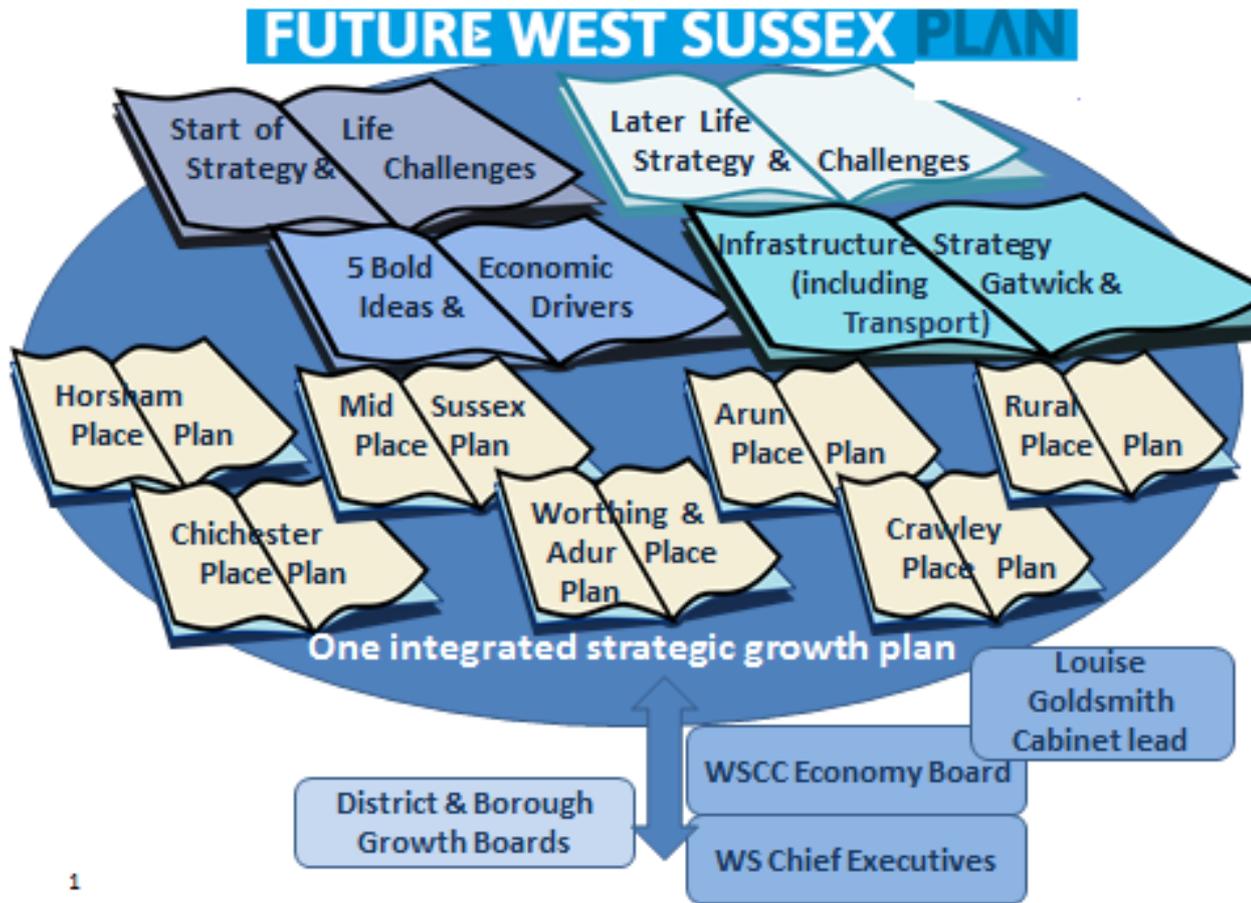
- Be developed with the Districts and Boroughs and other stakeholders – Growth Boards have been established to support the development of the plans (in Adur this is the Adur Major Projects Board)
- Build on a clear understanding of current and future demographics
- Support implementation of planned growth and identify further development opportunities and Economic Development Strategies
- Identify stakeholders and their engagement in the development of proposals
- Identify key places, buildings and services
- Identify key infrastructure requirements
- Identify planned and potential investment opportunities
- Identify Local Authority service proposals that will reduce infrastructure requirements
- Prioritise key issues
- Support the development of business cases to support investment proposals
- Support the development of a Local Authority Investment and Marketing Plan
- Support the development of a delivery programme

The West Sussex Growth Plan will:

- Amalgamate the Place Plans to develop a clear, prioritised West Sussex Investment and Delivery Plan (enabling strategic investment decisions to be made that ensure that best return is achieved against investment)
- Ensure that cross county issues are addressed – e.g. strategic road, rail, transport, skills, utilities, NHS, SDNP
- Identify cross authority / stakeholder funding opportunities, priorities and proposals
- Provide a clear lobbying tool that will secure funding

Neither the Place Plans nor the Growth Plan will have status as a statutory planning document. However both will, build on the statutory Local Plan, relevant Economic Development strategies and support key investment decision making for WSCC and partners.

Figure 1:



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Adur Place Plan



Adur
District
Council



west
sussex
county
council

Document Title	Adur Place Plan
Version	V1_17.02.2016
Author	Chris Meeus – Growth Lead for Adur & Worthing, West Sussex County Council
Last Revision Date	22.02.2016
Status	Draft
Further Reviews Planned	Subject to further refinement.

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Executive Summary

The population of West Sussex is expected to increase by more than 100,000 people in the next 20 years [1] with Adur's population set to increase by 5,000 [2].

Growth in Adur is constrained by limitations on land availability for homes and employment space due to the South Downs National Park and the coast line.

The Adur Local Plan identifies over 3,600 new homes and 41,000 sqm [3] employment floor space with the potential to create up to 3,319[4] new jobs over the next 15 to 20 years.

Ensuring funding and delivery of the infrastructure to support this growth is a key priority, and identifying and attracting high value businesses to take up the employment space is crucial to delivering jobs.

This Place Plan considers the forecasted demographic changes and brings together private investment opportunities, the development of the Adur Local Plan, wider Local Authority service strategies and Local Growth funding opportunities to develop a clear growth offer.

Analysis across Adur has identified that a package of measures concentrated around Shoreham will provide the greatest opportunities to deliver the most growth (GVA, homes, employment space and jobs).

The Plan identifies significant opportunities for growth in Shoreham and the need for associated supporting infrastructure alongside the importance of delivering skills, digital connectivity and health and wellbeing services across the District.

The total growth offer for the Adur District is:

Housing:	3,600 (180 a year 2011-2031)
Employment Space:	41,000 sqm.
Jobs:	3,319

1. AECOM, (2015). *West Sussex Draft Infrastructure Study (WSIS)*
2. West Sussex County Council, (2015). *Strategic Investment Planning - Population and Demographics -ADUR DISTRICT.*
3. Adur District Council, (2014). *Proposed Submission Adur Local Plan*
4. Homes and Communities Agency, (2010). *Method for Employee Density Guides/ Nathaniel Lichfield & Partners,(2014). Industrial methodology from Northern West Sussex Economic Growth Assessment.*

The Adur Place Plan Priorities are:

Priority 1: Shoreham and Lancing Growth – New Monks Farm and Shoreham Airport

Development at New Monks Farm & Shoreham Airport provides the opportunity to deliver; 600 new homes; 25,000 sqm. new employment space potentially creating around 2,024 new jobs. Investment involves:

- **Flood Risk Management Measures – Adur Tidal Walls Scheme:** to deliver development-enabling flood defences.
- **New A27 Junction and measures supporting the Shoreham Sustainable Transport Package:** required to mitigate the impacts of traffic growth.
- **New Primary School at New Monks Farm:** to deliver a new site and primary school facility to support planned housing growth associated with New Monks Farm and West Sompting (and financial contributions towards extending existing facilities in relation to Secondary School Places).

Priority 2: Shoreham Growth – Shoreham Harbour

Development at Shoreham Harbour provides the opportunity to deliver 970 new homes, (plus the Parcellforce Site, which brings the total to 1100) 16,000 sqm new employment generating floor space potentially creating around 1,295 new jobs. Investment involves:

- **Flood Risk Management Measures in Western Harbour Arm:** to deliver development-enabling flood defences.
- **Shoreham Sustainable Transport Package:** required to mitigate the impacts of traffic growth.
- **Business Relocation:** supporting existing businesses in the Harbour interested in moving to new premises, to enable new homes and employment spaces to be provided within the Harbour.
- **New/Extended Primary School in the Shoreham area:** to deliver a new site facility to support planned housing growth (and financial contributions towards extending facilities in relation to Secondary School Places).

Priority 3: Skills

Ensuring that local people are well placed to secure high value jobs currently available within or attracted to the area a result of Growth across the South East Region. Investment involves:

- **A locally coordinated skills initiatives package** that target skills development to support high-value employment opportunities.

Priority 4: Digital Connectivity

Introducing an ultrafast (gigabit) speed pure fibre network in Worthing and Shoreham would provide the opportunity to boost public sector innovation, drive productivity and growth and make new consumer services available to homes. Investment involves:

- **Pure fibre network in Worthing/ Shoreham:** to deliver a core infrastructure connecting council buildings and schools, with extensions made to businesses and homes.

Priority 5: Later Life and Health and Wellbeing Pressures

People are living longer and our population is getting older – communities play a key role in supporting themselves but for some people public services are critical. Investment involves:

- **Progressing opportunities for joint public and private sector development proposals to deliver infrastructure in relation to:**
 - o Affordable housing/ living wage homes to help attract people of working age to the county including those who would working within the Health and Social Care Sector
 - o Specialist adaptive housing which can be altered during the life span of the resident(s) to meet their specific needs to play a role in helping them to live independently which has a major impact on their health and wellbeing.
 - o New and relocated medical facilities which support the delivery of services including Burrscofte, Pond Road, Shoreham.

Content Page

Section 1: The Place

Section 2: Partnership Working and Stakeholder Engagement

Section 3: The Evidence

Section 4: Key Growth Locations

Section 5: The Priorities

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Section 1: The Place

Adur is located between the South Coast and Sussex Downs and benefits greatly from its coastal setting in terms of providing an attractive offer to those that live and visit.

The District has a population of 63,000, measures approximately 4,181 hectares and borders Worthing Borough to the West, Horsham District to the north, and Greater Brighton to the east. The population is expected to grow by 5,500 over the next 20 years and will be generally aging. In terms of demographic profile the younger life population (0 to 18) will slightly increase, the working age population (19 to 64) is anticipated to slightly decrease and the older population (65+) is expected to significantly increase [1].

It is the smallest District in West Sussex with 53% [2] located within the South Downs National Park which along with coast line presents significant physical constraints in terms of locations for new development.

Adur is home to the communities of Sompting, Lancing, Shoreham-by-Sea and Southwick.

Adur forms part of the Coast to Capital Local Enterprise Partnership, covering Brighton and Hove, London Borough of Croydon, Gatwick Diamond, Lewes and West Sussex and also forms part of the Coastal West Sussex area.

Source:

1. West Sussex County Council, (2015). *Strategic Investment Planning - Population and Demographics -ADUR DISTRICT*.
2. Adur District Council, (2014). *Proposed Submission Adur Local Plan*

Section 2: Partnership Working and Stakeholder Engagement

A range of stakeholders have contributed to the development of this plan and others will be involved in supporting the progression of the identified priorities – these include:

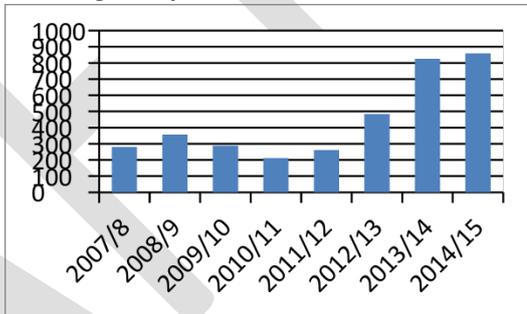
- The Growth Board (via The Adur Major Project Boards).
- Adur & Worthing Councils and West Sussex County Council (Officers & Members).
- Brighton & Hove City Council.
- Shoreham Port Authority.
- South Downs National Park.
- Northbrook College/ Worthing College.
- NHS Clinical Commissioning Group.
- Coastal West Sussex Partnership.
- Adur & Worthing Chamber of Commerce.
- Local Developers and Investors.
- Environment Agency.
- Highways England.

Current Engagement Activities (Undertaken to date):

- **10th July 2015** – WSCC Members Briefing on Growth Plans and introduction to Growth Leads.
- **4th August** – Growth Inception Meeting.
- **9th Sept 2015** – WSCC Corporate Leadership Team 'Walkthrough Session'.
- **15th Sept 2015** – WSCC Cabinet Leadership Team 'Walkthrough Session'.
- **September to November 2015** – Stakeholder Engagement.
- **28th September** – Presentation to Adur Major Projects (potential Growth Board function).
- **30th September** – Autumn Growth Plan Workshop - Worthing and Adur
- **19th November** – Adur & Worthing Growth Visit (Leaders).
- **9th November** – Adur Major Projects Board.
- **December 2015** – Collation of Place Plans into West Sussex Growth Plan.
- **21st January 2016** – Adur Major Projects Board.
- **1st March** – Adur and Worthing Joint Strategic Committee – Approval of the Adur Place Plan.

Section 3: The Evidence

3.1 Demographic Pen Picture

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<p>GVA</p> 	<p>GVA per job</p> <p>Adur = £ 47,069 Gatwick Diamond = £63,177 Coast 2 Capital area = £56,861</p> <p>Av Earnings Annual</p> <p>Resident 2012 = £22,920 Workplace 2012 = 22,404 Wst Sx Resident = £28,023 Wst Sx W'kplace = £26,827</p> <p>[Source:3]</p>	<p>Housing</p> 	<p>Housing Completions</p>  <p>[Source:2]</p>																																								
<p>School Place Projections</p> 	<p>Primary School Places (NOR)</p> <p>2014/15 4437 2030 4951 (+514)</p> <p>Secondary School Places (NOR)</p> <p>2014/15 2,564 2030 2,850 (+286)</p> <p>NOR – Number on Role</p> <p>[Source:5]</p>	<p>GP Capacity and Projections</p> 	<p>Adur Patients List Size: No.63,174</p> <p>Adur GPs (FTE) = 41 = 1 GP per 1,541 people.</p> <p>(UK benchmark ratio = 1:1,800)</p> <p>Future Population = 68,205</p> <p>+ 1 GP (FTE) identified requirement by 2030</p> <p>[Source:4]</p>																																								
<p>Educational Attainment</p> 	<p>Adults with No Qualifications (2011) -2011 = 25.6% West Sussex = 20%</p> <p>[Source:3]</p> <p>GCSE Pass Rate (2013):</p> <p>5 A*-C grade 2013 = 84.6% (West Sussex = 79%)</p> <p>[Source:3]</p>	<p>Digital Connectivity</p>	<p>All existing exchanges upgraded to fibre optic superfast broadband.</p> <p>[Source:4]</p>																																								

1. West Sussex County Council, (2015). *Strategic Investment Planning - Population and Demographics -ADUR DISTRICT.*
2. Adur District Council, (2015). *Annual Monitoring Report, 1st April 2014 – 31st March 2015.*
3. West Sussex County Council, (2014). *West Sussex Life.*
4. AECOM, (2015). *West Sussex Draft Infrastructure Study*
5. West Sussex County Council, (2015). *Planning School Places.*

3.2 Catching the Wave and Surfs Up (2015): Adur & Worthing Councils

The Adur and Worthing Council documents; 'Catching the Wave' and 'Surf's-Up' provide a clear political vision and set the strategic agenda for growth and improvement across Adur (and Worthing). The documents reflect the diverse communities which choose to live, work and spend time in the District by:

- 1). Supporting Wealth Generators.
- 2). Cultivating Enterprising Communities.
- 3). Becoming an Adaptive Local Council.

3.3 Proposed Submission Adur Local Plan (2014)

The Proposed Submission of Adur Local Plan is will be submitted in late July 2016, is pending examination in October 2016 and is anticipated for adoption in early 2017.

A total of 3,600+ homes are due to be provided by 2031 requiring an annual average build rate of 180 new homes per year between 2011 to 2031. These homes will primarily be delivered through strategic site allocations and a number of both small identified sites and windfall sites.

There are 3 key locations identified which collectively provide the opportunity to delivery 41,000 sqm of new employment space potentially creating around 3,319 new jobs.

The Adur Local Plan Vision identifies a vision for 2031 which will see:

- Regeneration reducing deprivation - particularly within the wards of Southlands, Eastbrook, Churchill, Peverel, Mash Barn and Hillside.
- New development focused around the community areas - Lancing, Sompting, Shoreham-by-Sea, Southwick and Fishersgate; which provide opportunities for improved education, skills, training and employment.
- Enhanced town and village centres - continuing to play an important role in employment, leisure and community facilities.
- The consolidation, reconfiguration and enhancement of Shoreham Harbour Port - with the Port continuing to play a vital role in the local economy.
- Flood risk greatly reduced through investment in flood defences which in turn enable new development opportunities.

The South Downs National Park Authority (SDNPA) took on full powers from April 2011. Over half of Adur District 53% lies within the National Park boundary, although the population in this area is relatively low. The National Park Authority will produce its own Local Development Framework and Local Plan in due course for all areas within the South Downs National Park boundary.

3.4 Coast-to-Capital Local Enterprise Partnership - Strategic Economic Plan (SEP) 2014

The Strategic Economic Plan (SEP) sets out ambitions for economic growth across the Coast-to-Capital (C2C) Local Enterprise Partnership (LEP) area and identifies Shoreham as an

important business location – a Growth Centre for Environmental Technologies, building on Ricardo UK’s new £10m Vehicle Emissions Research Centre at the Airport as well as renewable energy business at the Harbour. LEP funding has already been secured to support the delivery of flood defence works protecting both existing residents and businesses and providing the opportunity for further growth.

3.5 The Greater Brighton and Coastal West Sussex Partnership areas

Adur is situated in Greater Brighton Partnership area and the Coastal West Sussex Partnership area. Forecasts indicate continuing business expansion along the coast and Adur is well positioned to play an important role in providing attractive conditions for both new business start-ups and existing maturing business seeking to expand and wishing to take up larger premises.

The vision of the Coastal West Sussex Partnership is to strengthen the coastal economy to deliver an exceptional experience for residents, businesses and visitors. A range of future opportunities and actions have been identified to collectively support the long-term growth in relation to the economy, housing market and transport.

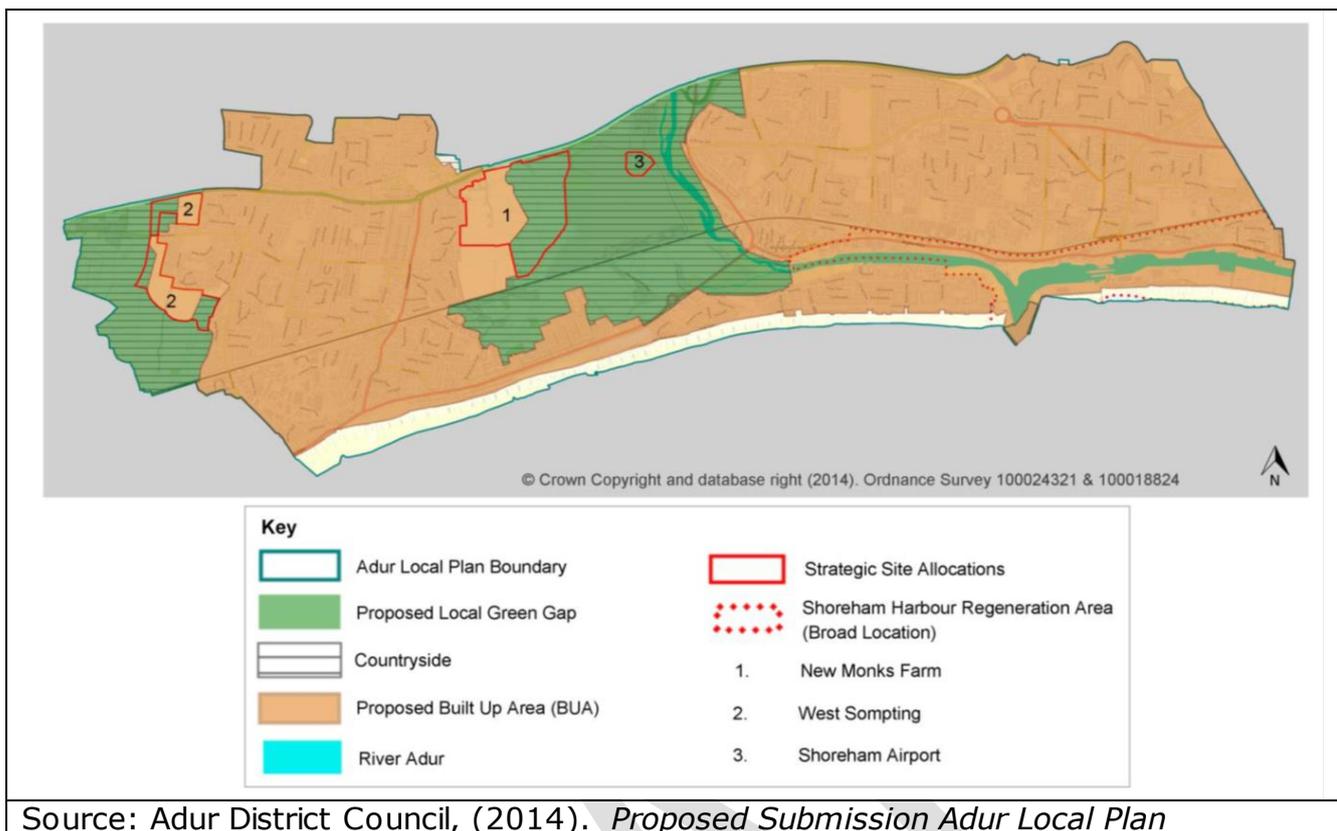
Section 4: Key Growth Locations

The key growth locations are identified in the table below.

New Location	New Homes	New Employment Floor Space sqm.	Jobs Estimate [1]
Shoreham Airport	0	15,000	1,214
New Monks Farm	600	10,000	810
Shoreham Harbour	970	16,000	1,295
West Sompting	480	0	0
<i>Other sites</i>	1,550	0	0
TOTALS	3,600	41,000	3,319

Adur District and Key Growth Locations

[Source:1] Homes and Communities Agency, (2010)/ Industrial methodology from Northern West Sussex Economic Growth Assessment (2014) – based on B1a/B1b floor space (Sqm).



Source: Adur District Council, (2014). *Proposed Submission Adur Local Plan*

Shoreham

Shoreham is identified within the C2C area as a Growth Centre for Environmental Technologies, aiming to build on successful activities undertaken within both the Airport and Port.

New Monks Farm and Shoreham Airport

- Development at New Monks Farm presents the opportunity to deliver a mixed-use development including 600 new homes, 10,000 sqm of new employment generating floor space potentially creating around 1,214 new jobs. The development requires 30% affordable homes, a community hub, a 1.12 hectare site to accommodate a new primary school, contributions towards secondary school places and on-site and off-site drainage solutions.
- Development at Shoreham Airport presents the opportunity to deliver 15,000 sqm of new employment floor space potentially creating around 810 new jobs.
- Developments at both New Monks Farm and Shoreham Harbour require improved A27 access and additional improvements to the local road network to achieve sustainable access and connectivity.
- Development at Shoreham Airport can only progress following completion of the Shoreham Adur Tidal Walls Scheme.

The total growth offer of New Monks Farm and Shoreham Airport is:

Housing:	600
Employment Space:	25,000 sqm
Jobs:	2,024

Shoreham Harbour

- Development at Shoreham Harbour presents the opportunity to delivery 970 new homes and 16,000 sqm of employment floor space potentially creating around 1,295 new Jobs. The consolidation and modernisation of operational Port activity will also continue.
- Development at Shoreham Harbour requires flood defence measures at the Western Harbour Arm, transport improvements, the relocation of some existing business activity, the provision primary school places and contributions to secondary school places.

The total growth offer of Shoreham Harbour is:

Housing:	970
Employment Space:	16,000 sqm
Jobs:	1296

West Sompting

- West Sompting presents the opportunity to deliver 480 new homes. The development requires 30% affordable homes, contributions to primary school places (including the primary school facility to be provided as part of development at New Monks Farm) and secondary schools places at existing sites and transport mitigation measures to facilitate improved capacity on the A27 and local network.

The total growth offer of West Sompting is:

Housing:	480
Employment Space:	0
Jobs:	0

Shoreham Cement Works

The majority of Shoreham Cement Works lies within the Horsham District with a small portion in Adur between the Steyning Road (A283) and the river Adur. The entire site is located within the South Downs Nation Park which is progressing its Local Plan. The close proximity of Shoreham Cement Works to Adur means it is of noticeable interest given its potential to support growth. The outcome of future economic assessments may identify viable proposals with potential benefits in terms of opportunities to create jobs and employment. The South Downs National Park Authority is the lead partner considering the promotion of this site.

Section 5: The Priorities

The priorities identified aim to support key areas of growth and are drawn from the evidence identified. Resources will be guided to support the progression of priorities although there

are unlikely to be sufficient resources to support all priorities identified in each of the Place Plans. It is anticipated that a variety of public and private sector funding sources would be used, including developer funding (i.e. S.106 Contributions) and potential Local Growth Funding.

Priority 1: Shoreham and Lancing Growth – New Monks Farm and Shoreham Airport

This priority supports development at New Monks Farm and Shoreham Airport which provides the opportunity to deliver; 600 new homes; 25,000 sqm new employment space potentially creating around 2,024 new jobs.

The total package will include 3 elements:

- A). Flood Risk Management Measures – Adur Tidal Walls Scheme.
- B). New A27 Junction and measures supporting the Shoreham Sustainable Transport Package.
- C). New Primary School at New Monks Farm.

A). Flood Risk Management Measures - The Adur Tidal Walls Scheme

The Adur Tidal Walls Scheme is programmed for delivery and will deliver development-enabling flood defences.

Evidence - *The draft Adur Local Plan identifies flood protection measures as a prerequisite for both development at Shoreham Airport and Shoreham Harbour.*

Background - *The Shoreham Adur Tidal Walls Scheme (committed for delivery from 2017/18) will reduce flood risk along the River Adur, protecting Shoreham Town Centre and the route of the A259, The scheme has funding committed and is programmed for delivery from 2017/18. Costing approximately £27M, the scheme is jointly funded and involves contributions from; the Environment Agency £19.5M, Local Growth Funding £6M and other contributions from Adur District Council, West Sussex County Council, and the Southern Regional Flood and Coastal Committee £1.5M.*

Outcomes - *Flood Risk Management Measures protecting over 2000 existing homes and 170 existing businesses and providing the opportunity to enable development at Shoreham Airport.*

Activities - *Continue to support outstanding project activities in relation to the development and delivery of the scheme.*

B). New A27 Junction and measures supporting the Shoreham Sustainable Transport Package.

Growth will have a significant impact on the strategic and local road network around Shoreham. The A27 junction improvement is required in association with development at New Monks Farm and Shoreham Airport alongside measures which support the Shoreham Sustainable Transport Package (see priority 2) to mitigate the impacts of traffic growth.

Evidence - The Proposed Submission Adur Local Plan identifies the need to provide a new A27 junction associated with development at New Monks Farm and Shoreham Airport and improve general connectivity and capacity in support of the wider sustainable transport package for Shoreham.

Background - Current access on to New Monks Farm is provided through existing development to the West, accessing onto Grinstead Lane but this connection can only accommodate a limited number of trips generated by the new housing (approximately 250 new homes). The new A27 junction improvement is required to enable the delivery of around a further 350 homes and enable development at Shoreham Airport.

Outcome - Improved accessibility and capacity on the A27 and local road network to enable new development and accommodate additional traffic growth.

Activities - Public and private sector partners to continue working together to confirm the delivery package.

C). New Primary School at New Monks Farm.

A new primary school facility is required on the site of New Monks Farm to support planned housing growth.

Evidence - School Place Planning for 2015 shows there will be an increase in the demand for primary school places in Shoreham. The Proposed Submission Adur Local Plan identifies the need to provide a 1.12 hectare site for a new primary school as part of development at New Monks Farm. The facility would support population growth increases associated with planned new homes from developments at New Monks Farm and West Sompting. The Adur Local Plan is also expected to identify the potential for the site to be further expanded to support the delivery of the school facility.

Background - The Adur Schools Age of Transfer Project changed the ages of transfer in Lancing and Shoreham in 2008. Pupils now attend all-through 4 - 11 primary schools and transfer at 11 to secondary school. The majority of secondary aged pupils now attend the Shoreham Academy which was formed in September 2009, with some children transferring to faith schools in Worthing or Brighton. As part of planning for school places associated with planned housing growth, it will be necessary to provide sites on which to provide new primary school facilities whereas secondary school facilities on existing sites could be extended.

Outcome - The delivery of appropriate facilities to accommodate forecast demand in primary school places to provide each child access to a school that enables them to obtain a good education.

Activities - Public and private sector partners to continue working together to confirm the delivery package.

Priority 2: Shoreham Growth – Shoreham Harbour

This priority supports development at Shoreham Harbour which provides the opportunity to deliver 970 new homes and 16,000 sqm new employment floor space potentially creating 1,295 new jobs.

The total package will include 4 elements:

- A). Flood Risk Management Measures in Western Harbour Arm.
- B). Shoreham Sustainable Transport Package.
- C). Business Relocation.
- D). New/Extended Primary School in the Shoreham area.

A). Flood Risk Management Measures in Western Harbour Arm

Flood risk management measures are required to enable development new development in Shoreham Harbour.

Evidence - The Proposed Submission Adur Local and the draft Shoreham Joint Area Action Plan both identifies flood protection measures as a prerequisite for development at Shoreham Harbour. The draft development brief for Western Harbour Arm requires proposals to support Flood Risk Management Strategy, protecting new development and establishing new public realm and waterfront connections.

Background - The Shoreham Adur Tidal Walls Scheme is already committed for delivery. The Western Harbour Arm Flood will - in addition to the programmed *Adur Tidal Walls Scheme* - provide further protective measures and involves 3 separate sections: 1). Shoreham Yacht Club (west section); 2). The main development opportunity area (central section); 3). Kingston Beach (east section). There is an opportunity to incorporate a new cycle and pedestrian route within these works to deliver wider town centre benefits including better access to the waterfront and surrounding areas and an enhanced National Cycle Network 2 route supporting commuter, leisure and visitor journeys.

Outcome - Delivery of flood protection measures which form part of flood risk management across Shoreham enabling the delivery of new homes and employment space and incorporating improved connections between the waterfront to the town centre.

Activities - Public and private sector partners to continue working together to confirm the delivery package. Liaison between local authorities and other parties in particular the Environment Agency and developers to determine and support the delivery of a delivery strategy for Western Harbour Flood Defence works.

B). Shoreham Sustainable Transport Package

Growth will have a significant impact on the strategic and local road network around Shoreham. The Shoreham Sustainable Transport Package is required to support development at Shoreham Harbour (and the other key development sites of West

Sompting, New Monks Farm and Shoreham Airport) and mitigate the impacts of traffic growth.

Evidence - The Proposed Submission Adur Local and the Shoreham Joint Area Action Plan identifies the need to provide a new A27 junction to improve connectivity and capacity and support a wider sustainable transport package for Shoreham. The Shoreham Harbour Transport Strategy, forming part of the draft Joint Area Action Plan, identifies a range of transport improvements associated with development across Shoreham.

Background – The Shoreham Sustainable Transport Package builds on investment made in recent years to mitigate traffic growth and provide environmental enhancements – examples include:

- Shoreham East Street Public Realm Improvement Scheme (2011/12) building on enhancements made during the 1990's. The scheme is perceived to have had a positive impact in the area, making the street scene a more attractive place for traders and visitors, which has now gone from an area dominated by empty and temporary shops to a vibrant cafe culture with a thriving day and night time economy.
- The Shoreham Harbour Regeneration Community Infrastructure Fund Project (2010/11) provide A259 improvements within east Shoreham towards Brighton and its local environs, supporting bus service operations and optimising traffic signals to increase capacity where feasible. Measures included improvements to pedestrian, cycling and public transport interchange facilities. An evaluation of the project indicated significantly reduced journey times for the A259 Shoreham-Southwick corridor benefitting both bus and private vehicle journeys.
- The new Adur Ferry Bridge (2013/14) provides a popular direct pedestrian and cycle route between Shoreham railway station, the Town Centre and Shoreham Beach. Replacing the original bridge built in 1921, the new Bridge introduced an important missing link in the Sustrans National Cycle Network Route 2 and compliments the Shoreham East Street Public Realm Improvement Scheme. The project cost £10m and was funded through various sources including Sustrans, the BIG Lottery (£770K) and West Sussex County Council.

Outcome - Improved accessibility and capacity on the A27 and local road network to enable new development and accommodate additional traffic growth.

Activities - Public and private sector partners to continue working together to confirm the delivery package. The Shoreham Transport Strategy includes a wide range of improvements which are to be reviewed in order to both identify those specifically required to enable development at Shoreham Harbour and subsequently to establish a deliverable and clearly phased programme of work. Regard will also be given to integrating appropriate measures associated with the Public Realm Landscape Design Masterplan Strategy for Southwick/Fishersgate.

C). Business Relocation

Supporting existing businesses interested in moving to new premises, to enable new homes and employment spaces to be provided within the Harbour is an important

consideration. Relocating business from Shoreham Harbour will enable the delivery of new homes and new modern fit for purpose employment spaces within Shoreham Harbour. It is anticipated that sites offering opportunities to relocate existing businesses may include:

- Britannia Wharf, Shoreham Port.
- Albion Way, Lorry Park, Shoreham.
- Decoy Farm, Worthing.

Evidence - The Proposed Submission Adur Local Plan and draft Shoreham Harbour Joint Area Action Plan identify the need to release existing sites to facilitate new homes and employment space within Shoreham Harbour development.

- **Background** - There may be opportunities for 5 small to medium size businesses to be accommodated within new premises provided within the new harbour development or close by within Shoreham (i.e. relocation to the Albion Way Lorry Park), whereas the 3 major businesses may involve relocation for sites further away (i.e. relocation to the Decoy Farm in East Worthing.) A key function of the Port within Shoreham Harbour is the processing, storage and transit of Minerals and Waste aggregates. Regeneration proposals may impact Wharf activity and sufficient alternative capacity would need to be identified elsewhere within the Port to continue to meet demand. Alternative sites may become available through enhancing associated activities within the eastern harbour arm (i.e. Britannia Wharf).

Outcome - Delivery of new homes and new modern fit for purpose employment spaces in Shoreham Harbour.

Activities - Identification of relocation options and facilitation of identified solutions.

D). New/Extended Primary School

Either a site for a new primary school or an extension to an existing primary school is required to support planned housing growth in the Shoreham area.

Evidence - School Place Planning for 2015 shows there will be an increase in the demand for primary school places in Shoreham. The draft Adur Local Plan identifies either the accommodation of a new school within the Shoreham area or the expansion of existing primary schools as a requirement to support population growth associated with planned housing growth.

Background - The Adur Schools Age of Transfer Project changed the ages of transfer in Lancing and Shoreham in 2008. Pupils now attend all-through 4 – 11 primary schools and transfer at 11 to secondary school. The majority of secondary aged pupils now attend the Shoreham Academy which was formed in September 2009, with some children transferring to faith schools in Worthing or Brighton. As part of planning for school places associated with planned housing growth, it will be necessary to provide sites on which to provide new primary school facilities whereas secondary school facilities on existing sites could be extended.

Outcome - The delivery of appropriate facilities to accommodate forecast demand in Primary School Places to provide each child access to a school that enables them to obtain a good education.

Activities - Public and private sector partners to continue working together to confirm the delivery package.

Priority 3: Skills

This priority seeks to ensure that local people are well placed to secure high value jobs currently available within or attracted to the area a result of Growth across the South East Region, through the development of a locally coordinated skills initiatives package that target skills development to support high-value employment opportunities.

The priority also acknowledges the role that skills play in developing and sustaining the health and social care workforce.

Evidence - Creative, Digital and Information Technology: -

- The C2C region has the fastest proportionate rate of jobs creation compared to other South East LEAs and 50% of C2C jobs are situated within the Greater Brighton and Coastal West Sussex (GBCWS) areas. There is potential to create 57,000 new jobs by 2031 and whilst many are anticipated to be located in the Brighton and Hove and Chichester areas, Adur and Worthing has to opportunity to benefit from this growth.
- The C2C region identifies Shoreham as a growth centre for environmental technologies and anticipates that Worthing will become a growth centre for creative, digital, and information technology in the longer-term.
- The Greater Brighton City region identifies a series of 'Growth Centres' in key locations which are to act as anchors for the growth of high-value businesses. There are opportunities for creating an enterprise hub for a developing technology cluster and there is potential to expand the creative and cultural industries in both Adur and Worthing.
- The Adur and Worthing documents; 'Catching the Wave' and 'Surf's-Up commits to "Supporting Wealth Generation" by "raising the skills base of the local work force and providing the environment that embraces innovation and creativity amongst our entrepreneurs".

Evidence – Health and Wellbeing – Health and Social Care

- The C2C region acknowledges that; demographic changes are placing an increased demand on the care workforce particularly across the Coastal West Sussex area, with management and leadership skills key to sustaining high quality care and increasing productivity. There is also a growing need for specialist skills to support specific age-related illnesses. It is also acknowledged nationally, that employers concerns include poor basic employability skills and a key challenge is to improve

the appeal of the sector to potential recruits (i.e. through enhancing working contracts and conditions and by establishing competitive career pathways).

- The West Sussex Joint Health and Wellbeing Strategy (2015-2018) highlights the importance that skills plays and includes a workforce priority outcome “to create a vibrant and motivated workforce with the right training and the right values to support a high quality health and care system”.

Background - Skills gaps are understood to exist across Adur and Worthing area in relation to an increasing demand in the Creative, Digital and Information Technology and Health and Social Care sectors. Further work is required to develop a locally coordinated package of initiatives which enhance the alignment of skills to targeted employment opportunities in order to:

- Harness the potential for a progressive and modernising mix of employment activities arising from business sectors within the South East Region.
- Promote the health and social care work-force to prepare for health and wellbeing pressures arising from forecast demand.

Outcomes - Identify education and training requirements and targeted initiatives which align local skills to new employment opportunities.

Activities - The preparation of the evidence base would seek to determine the skills demand and quantify growth and sector-based benefits. The development of initiatives may include enrichment programmes, supporting transition from school to college and in to jobs and also the training (and re-training) of older people.

Priority 4: Digital Connectivity

This priority supports the introduction on of an ultrafast (gigabit) speed digital pure fibre network in Shoreham and Worthing to provide the opportunity to boost public sector innovation, drive productivity and growth and make new consumer services available to homes. The Pure fibre network would seek to deliver a core infrastructure connecting council buildings and schools, with extensions made to businesses and homes.

Evidence –

- The Three Southern Counties (3SC), East Sussex, Surrey and West Sussex and the Greater Brighton Devolution propositions both include the need to secure gigabit connectivity in urban areas as a strategic aim, boosting economic growth and driving digital service innovation in the public sector.
- The SEP:
 - Includes a digital connectivity priority to drive growth with the opportunity to create ultrafast connections.
 - Identifies Shoreham as an important business location and growth centre for environmental technologies.

- Identifies Worthing as a Growth Centre for creative and digital business in the longer-term.

Background - The County Council has invested £15m into a broadband programme which, in conjunction with the commercial rollout, will give 95% residents the option to purchase high speed broadband capability. The roll-out is complete in Adur and Worthing with BT Openreach having updated existing exchanges to fibre optic superfast broadband. Consideration is to be given to how new digital connectivity could further enhance network infrastructure.

Outcomes - Deliver an increase in GVA through growth of business and creation of jobs through improving the information technology infrastructure that businesses and local communities need to support economic growth.

Activities - Adur and Worthing Councils and West Sussex Council to consider options for bringing forward ultrafast digital and establish technical solutions in relation to:

- A core pure fibre network connecting council buildings and schools via the existing network services provider.
- Extension of the network to businesses via business internet service provider partners.
- Extension to homes through partnerships with residential internet service providers.

Priority 5: Later Life Health and Wellbeing Pressures

This priority acknowledges that people are living longer and the population is getting older. Communities play a key role in supporting themselves but for some people public services are critical.

The priority seeks to progress opportunities for joint public and private sector development proposals to deliver infrastructure in relation to:

- Affordable housing/ living wage homes to help attract people of a working age to the county including those who would work within the Health and Social Care Sector
- Specialist adaptive housing which can be altered during the life span of the resident(s) to meet their specific needs to play a role in helping them to live independently which has a major impact on their health and wellbeing.
- New and relocated medical facilities which support the delivery of services including Burrscofte, Pond Road, Shoreham.

Evidence –

- The West Sussex County Council Strategic Investment Planning - Population and Demographics Pack (2015) indicates Adur is expected to grow by 5,500 (net) over

the next 20 years and will involve a generally aging profile. In total the 64+ population is expected increase by 5,570 (65 to 74 yrs by 1,899 people, 75 to 84 yrs by 1735 people and 85+ yrs by 1936 people.)

- The West Sussex Joint Health and Wellbeing Strategy 2015-2018 priority 3 (of 3) states; "Workforce: Sufficient well trained and motivated workers will be critical to the sustainability of high quality services in future and will also make an important contribution to the economic prosperity of the county. Some excellent initiatives are being taken forward to develop staff in different sectors but this will not be enough without the infrastructure (e.g. affordable housing) to attract people of working age to the county. This is a key issue for the public, voluntary and business sectors and many organisations have a stake in developing solutions."
- The Coastal West Sussex Clinical Commissioning Group Local Estate Strategy will, on completion, identify opportunities to consider the role of the public sector estate.

Background - Taking a joined up approach to the way in which the public sector estate is used provides the opportunity to develop proposals which can contribute to securing living wage homes (including those for the health care workforce), securing specialist adaptive housing which can accommodate the needs of older people and provide modern medical facilities within the local community.

Outcome – Enable people to live independently for longer. Support deprivation reduction from the consequential benefits associated with new growth.

Activities –

- Pursue opportunities to progress, affordable/ specialist housing and relocated medical facilities in the Shoreham area - consolidation of the public sector estate could include; Burrscofte, Pond Road. There is also the possibility to secure a new library service within the development of these proposals.
- Consider the Coastal West Sussex Clinical Commissioning Group Local Estate Strategy.

References

[The full list of sources and associated references will be consolidated and confirmed on document completion.]

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