

Report by the Head of Planning and Community

A new Development Plan for Adur – Preferred Options for the Draft Core Strategy

1.0 Summary

- 1.1 Public consultation on the draft Core Strategy Key Issues and Options took place at the end of last year. Following this consultation, work is progressing on developing the preferred policy options for the new development plan. The first tranche of preferred policies were considered by the Committee at its meeting on the 16th March. The attached papers contain the second tranche of preferred policies – for the environment, housing and community (including leisure, infrastructure and waste). Appended are the views of Members of the Planning and Regulatory Committee on these policies as well as some further changes proposed to both tranches of policies following further consideration by Council officers.
- 1.2 The policy options also take account of the Adur Community Strategy, Government guidance, the West Sussex Structure Plan, the emerging SE Plan and a number of technical studies which have been undertaken. A summary of the main findings of these studies are appended. A Sustainability Appraisal of the impacts of the preferred policy options is also being prepared. An initial summary of its key results is appended. Consultation on the Core Strategy Preferred Options will take place in June.

2.0 Recommendation

- 2.1 That the Committee approve the second tranche of Preferred Policies for the Core Strategy as set out in Appendices 2 and 4.
- 2.2 That the Committee approve the *changes* to the first tranche of Preferred Policies in Appendix 5.
- 2.3 That the Committee recommend the Preferred Policies to Council for approval for public consultation.

3.0 Background

- 3.1 The first stage of producing the Adur Development Plan for the District has begun in line with a new planning system which has introduced Local Development Frameworks to replace old style local plans. A Core Strategy is being produced which will contain strategic spatial policies to inform planning as well other Council decisions involving land use issues for the next 20 years. The Core Strategy will be the spatial expression of the Council's Community Strategy focussing on the *key* spatial issues for the district. It will include a spatial vision for the district which will build upon that in the Community Strategy. The document will form the basis of the production of subsequent planning documents, including site allocations for new development and development control policies. It will be a statutory document,

subject to extensive public consultation and it will be publicly examined by an Inspector.

- 3.2 The first stage of the Core Strategy has been completed with the production of a Key Issues and Options document which was subject to stakeholder and community consultation in October and November of last year for a 6 week period. The document was also accompanied by a Sustainability Appraisal which was also made available for consultation. The results of this consultation have informed the second stage of the Core Strategy – the development of Preferred Options. A number of technical studies were completed and some are still being undertaken to help inform the policies. Consultation on the Core Strategy Preferred Options will take place in June of this year.

4.0 Preferred Options for the draft Core Strategy

- 4.1 The attached papers in Appendix 2 contain the preferred policy options for the draft Core Strategy. Information is provided to support each of the preferred policies. Such information includes the main issues which the policies seek to address, the results of public consultation at the key issues stage, policy objectives and an assessment of the different options, including the sustainability appraisal, for addressing the issues. The preferred policies are highlighted. The final Core Strategy Preferred Options document will have additional supporting information and evidence from Government guidance, the West Sussex Structure Plan and the South East Plan. There will also be evidence from technical studies and stakeholder strategies. Much of this supporting information will be included in a separate evidence document to accompany the main policy document in order to make the latter easier to use.

For information, Appendix 6 contains a summary of the main findings of the technical studies undertaken by consultants on behalf of the Council in 2005 and 2006.

- 4.2 Officers are currently undertaking a Sustainability Appraisal of the preferred policy options (together with internal and external stakeholders) to ensure that their impacts on the environment, the economy and on social aspects are assessed in accordance with Government and EU requirements. Appendix 7 provides an initial summary of the appraisal results. In some cases the appraisals have led to a change to the preferred policy option. In other cases mitigation measures outside the remit of the Core Strategy have been recommended. A complete Sustainability Appraisal Report will be published alongside the Core Strategy for consultation.
- 4.3 The preferred policies are still only options at this stage and as such are not presented as fully detailed policies (as will be required for the final draft to go to Government Office). It should be noted that as core spatial policies, they do not deal with specific sites for new development (although broad locations for new development can be identified) and they do not deal with development control issues such as house extensions and landscaping. Future development sites will be dealt with through a sites allocation document at a later date as per the timetable in the Local Development Scheme. The adopted Local Plan is saved and can be used for development control until replaced by a new development control policy document.

- 4.4 A number of the preferred policies attempt to address some significant spatial issues in the district including the need to provide affordable homes, regenerating deprived areas and securing the right type of community facilities. They also address new issues which are not covered by the current Local Plan and issues where more up to date Government advice and legislation has been produced. Such issues include climate change, flood risk and sustainable energy generation. Finally, a more focussed policy approach is provided on areas which are unique to Adur and make a significant contribution to its character, to quality of life and to its economy – namely the coast, the Adur River and the Downs.
- 4.5 Planning and Regulatory Committee considered the draft preferred policies on the 2 May 2006 and its views are contained in Appendix 3 for Members consideration prior to amending the preferred policies. Since this Committee date, a number of amendments have been made to the policy options following further consideration by Council Officers and with stakeholders to make these clearer and more strategic and also to reflect the results of the sustainability appraisal as outlined in Appendix 7. Such changes have been made to both tranche 1 and tranche 2 policies and are listed together with the reasons for the changes in Appendices 4 and 5.
- 4.6 One change proposed is to the two policy options previously agreed by this Committee for the East Worthing Access Road (to serve new employment development and to relieve traffic problems in the area). Following the results of a feasibility study, an urban fringe study and the sustainability appraisal, it is recommended that the Core Strategy should not include specific reference to a new road proposal. Such a road could only be supported as a package of transport measures to secure strategic economic regeneration benefits for the coastal sub-region as well as a significant amount of new housing. Further work needs to be undertaken by both Worthing and Adur to assess the highway and traffic improvements in detail to address current problems and to serve new strategic development. The reference to such strategic needs and to further study work is contained in supporting text in the regeneration section of the draft Core Strategy. Reference to the need for transport improvements is included within the preferred policy option ENV7 for the area of land between Sompting and Worthing. Such an approach has been agreed with Officers from Worthing Borough Council.
- 4.7 Members need to consider these further changes as part of the overall assessment of policies. A spatial vision precedes the preferred policies which takes account of comments made during consultation on the draft Core Strategy Issues and Options last year. Changes to the vision are indicated in highlighted text.
- 4.8 Preferred policies on the Environment

Objectives

- To protect and improve Adur's built and natural environment including its biodiversity
- To secure sustainable, safe and well designed buildings and spaces
- To plan for climate change

Eleven preferred policies are put forward to meet the above objectives:

1. Nature conservation and biodiversity
2. Open spaces within the urban area
3. Sustainable energy generation
4. Flood risk
5. Resource efficient buildings
6. Landscape and townscape character
7. Gaps between settlements
8. The South Downs
9. The River Adur
10. The Coast
11. The built and historic environment

4.9 Preferred Policies on Housing

Objectives

- To generally prevent the loss of existing homes.
- To provide a sufficient amount of new homes to meet the needs of the local community and the local economy.
- To provide a good mix of homes in terms of type, size and tenure, including affordable homes and to ensure that these are well designed.
- To secure an efficient use of land through higher density housing but to ensure that the quality of design is the best possible and that building construction is sustainable.

Five preferred policies are put forward to meet the above objectives:

1. Providing new homes
2. Locating new homes
3. Securing affordable homes
4. Housing mix, density and design
5. Accommodating gypsies and travellers

4.10 Preferred Policies on Community and Infrastructure

Objectives

- To protect existing community, health, education, leisure and cultural facilities where needed and ensure that these are used efficiently including multiple use;
- To support the provision of new or improved facilities and ensure new facilities are located in sustainable and accessible locations to meet the diverse needs of the local communities, particularly in the more deprived areas;
- To ensure that adequate infrastructure is provided to meet the needs of the existing and future population of the District.

Six preferred policies are put forward to meet the above objectives:

1. Existing community facilities
2. New community facilities
3. Deprived residential areas
4. Existing and new leisure and cultural facilities
5. Infrastructure and Planning Obligations
6. Sustainable waste management

Local Government Act 1972

Background Papers:

Planning Policy Statement 12: Local Development Frameworks. ODPM

Town and Country Planning Regulations 2004. ODPM

A Community Strategy for Adur 2004. AIP

The draft South East Plan – Core Document 2005. SEERA

West Sussex Structure Plan 2005. West Sussex County Council

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Appendix 1

1.0 Council Objective

- 1.1 The emerging development plan will help to
- Create a clean, green and safe environment by protecting the best of Adur's environmental assets, steering development to sustainable locations and through policies to secure quality design.
 - Revitalise Adur through policies to secure economic and town centre regeneration as well as community well being.
 - Contribute to the implementation of the Community Strategy and other partnership initiatives through providing a clear spatial vision for the future of the District and through spatial policies.

2.0 Specific Targets

- 2.1 By having an up to date development plan, a large range of economic, social and environmental targets will be met

3.0 Sustainability Issues

- 3.1 The Government requires that the all development plan documents be subject to a formal sustainability appraisal. The new plan aims to promote sustainable development .

4.0 Equality Issues

- 4.1 The new development plan aims to ensure that all groups in the district have equal access to the spatial opportunities offered by the new development plan. For example, child care, training opportunities, affordable housing and public transport are key issues being addressed through the new plan to promote equal opportunities.

5.0 Community Safety issues (Section 17)

- 5.1 The new development plan addresses community safety issues.

6.0 Human Rights Issues

- 6.1 At this stage of the development plan process, no negative issues have been identified.

7.0 Financial Implications

- 7.1 Finance for progressing the new development plan is budgeted. A number of studies have been and are currently being undertaken by consultants which are funded in the main from planning delivery grant from the government.

8.0 Legal Implications

- 8.1 The new development plan is being produced in accordance with the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development) (England) Regulations 2004.

9.0 Consultations

- 9.1 LSP Stakeholder Planning Forum, Team Adur and the Community Strategy and Development Plan Working Group. Community consultation took place on Issues and Options in 2005 and stakeholder consultation is continuous.

10.0 Risk assessment

- 10.1 There is a statutory duty on the Council to produce the development plan and failure to meet the milestones as set out in the Council's Local Development Scheme could impact on a number of this council's priorities including economic and social regeneration as well as the delivery of affordable housing. Failure could also jeopardise the receipt of planning delivery grant (on which the progress of the plan depends). Staffing and resources to undertake the new plan are critical.

11.0 Health & Safety Issues

- 11.1 Matters considered and no issues identified.

Appendix 2

ADUR DEVELOPMENT PLAN CORE STRATEGY PREFERRED OPTIONS – SECOND TRANCHE

A Spatial Vision for Adur

A Spatial Vision is defined for Adur which takes account of the Community Strategy and the views of stakeholders and the local community as expressed through consultation on the Issues and Options Core Strategy.

“Adur will be well known and respected for its distinctive urban and rural character and its quality environment. People will be proud to live, work and play here. Young people will want to remain in Adur because there will be good job opportunities and affordable homes. Its economy will be thriving with prestigious business firms competing to move here. Visitors will like to spend time here using the shops and facilities. Elderly persons will have good leisure opportunities. Also, they will feel safe and be well cared for.

Each settlement will have its own special character and be well served by a good range of local facilities, including health, education and leisure, of which residents will be proud. Historic areas of special interest and character will be protected and improved. The residential areas will be safe with less traffic. New housing will be well designed and affordable.

Settlements will be well defined and surrounded by green open areas which will be well used by residents for recreation. These open areas will be linked by green corridors. Residents will be proud of Adur’s nature conservation sites since these will have been protected and new areas created. Many more ‘eco friendly’ buildings will have been built helping to save energy and water and to minimise waste.

There will be more homes at higher density, particularly in and around the town centres as older and unattractive sites are redeveloped. This new homes will be well known for their innovative design providing a quality environment for residents. The quality of their private and communal open spaces will make these homes popular to live in.

The town centres of Shoreham, Lancing and Southwick will be thriving with more people living and working in them. There will be improved community and leisure facilities within the centres with better cycle and pedestrian links.

Local shopping parades, to meet day-to-day shopping needs, will have a good mix of small scale facilities to meet a variety of needs - shops, cafes and community/leisure uses. They will be attractive and well linked by safe and attractive routes to the residential areas

Shoreham harbour will have a thriving waterfront with a successful port, providing employment for local people as well as new uses including homes, high value employment and leisure. It will be well used by local people. The port will have good access and its industrial uses will have less of an impact on residential areas.

Shoreham Airport will be a successful general aviation airport contributing to the economy and a key location for new businesses, including high value firms, as long as environmental and traffic impacts are mitigated.

Roads will be less congested and safer for pedestrians and cyclists. Public transport will be more popular travel option since trains and buses will be more frequent, reliable and integrated. Cycling will be easy and safe since there will be more cycle routes and roads less congested. Main access routes such as the A27 and A259 and links to business areas will be improved.

Whilst the South Downs will largely remain little changed from today given their unique value and character, small scale changes for their enhancement and management will continue to be necessary. They will be highly valued by visitors and the local community and well used for recreation with good pedestrian and cycle links. They will also provide a prominent setting for the urban areas.

The river Adur will also be a valued feature and well used for leisure. It will be well integrated with Shoreham with good continuous access alongside it. Residents will feel safe against flooding since good flood protection measures will be in place.

The coastal environment will be valued as an important natural asset and its beaches will be important recreation areas. Small scale improvements to enhance leisure and to improve the environment in some places will have taken place.

A variety of open spaces will be in place providing for a mix of leisure uses easily accessible to residents. Schools will be open for longer periods to benefit local communities. These, including Lancing College, will have a wider role within the local community, enhancing peoples skills and quality of life. “

Preferred policies

ENVIRONMENT

'We want to maintain and protect the best possible environment for future generations'

(A community Strategy for Adur 2004)

Key Issues

- The Adur District contains a diverse range of flora and fauna within the countryside, the built up areas and on parts of the coastal beaches. It ranges from nationally designated sites of nature conservation and biodiversity importance to small, unspoilt areas of natural vegetation. The countryside includes areas of chalk grassland with associated plants and animals, hedgerows, dew ponds and a major river valley.
- Within the built-up areas, there are many small sites which are of importance with regard nature conservation and biodiversity. The coastal beaches represent a varied nature conservation resource and support a range of important plants and, at Lancing, protect the Widewater, a lagoon of considerable ecological interest.
- Open spaces can provide a number of functions within the urban fabric of towns and villages. For example, the provision for play and informal recreation, a landscaping buffer within and between the built environment or a habitat for the promotion of biodiversity. Each type of open space has many and varied benefits. For example, allotments for growing own produce and promoting healthy eating; play areas for children's play and playing pitches for formal sports events. Open space can additionally perform a secondary function, for example, outdoor sports facilities have an amenity value in addition to facilitating sport and recreation. Notwithstanding the value of the Downs and the beach for informal recreation, there is a need to ensure adequate provision of open space within neighbourhoods to provide convenient access for the local community.
- It is considered that great importance should be attached to protecting and, where possible, enhancing the distinctive character of Adur. This includes protecting and reinforcing the distinctiveness of the main natural character areas; safeguarding the Areas of Outstanding Natural Beauty; protecting woodlands; protecting rivers, waterways and the Coast; retaining the separate identities of towns and villages and the historic heritage of the district. However, this approach must also be integrated with the need to accommodate change in order to address social or economic objectives, and meet the needs of communities.
- Gaps between settlements play an important role in maintaining the separate identity and character of settlements. In Adur they separate Lancing from Shoreham and Lancing/Sompting from Worthing. Most of the land within these gaps is used for grazing with the exception being the airport. However, in order to meet development needs for both housing and employment within the District, new sites need to be identified and it is considered that the boundaries of the gaps need to be reviewed. It is also considered that the gaps can provide valuable opportunities to meet recreation and community needs.

- About two-thirds of the District is countryside, comprising the Downs, the valley of the River Adur, and the “strategic gaps” on the coastal plain that separate Worthing from Sompting/Lancing and Lancing from Shoreham-By-Sea. The landscape quality of the Downs is unique and contains high quality agricultural land. In addition, the Downs play an important role in meeting the informal recreational needs of the District’s residents. The South Downs are currently in the process of being designated as a National Park.
- A major contributor to climate change is the burning of fossil fuels which increases emissions of carbon dioxide. There is a need to promote renewable energy and more sustainable energy use. There is a need to ensure buildings are designed to be more efficient in water and energy use and to minimise waste.
- It is predicted to become warmer all year round with wetter winters and drier summers. The sea level is rising threatening important coastal habitats and increasing the risk of flooding. Together with the relevant agencies, there is a need to plan for climate change and reduce flood risk, including run-off from the Downs.
- Two sites within the Adur District have been notified as Sites of Special Scientific Interest (SSSI’s) by English Nature. The protection of these sites – the Adur Estuary at Shoreham-By-Sea and the Cissbury Ring (part of which is within the District) – is vitally important. In addition to the SSSI’s, there are a number of Local Nature Reserves and Sites of Nature Conservation Importance (SNCI’s) in the District.
- It is considered that good design plays a very important role in sustainable development. New development should be of high quality in terms of its urban design, architecture and landscape design in order to promote local distinctiveness and enhance the character and appearance of the town. Any development, no matter how small, can have an impact on an area. Developing an understanding of the characteristics of that area and the context of a development should always form part of the work undertaken before submitting a proposal for consideration and can help ensure that it makes a positive contribution to the local identity.
- There are seven designated Conservation Areas in the District. These are Shoreham-By-Sea, Kingston Buci, Old Shoreham, Southlands, Southwick, Sompting and North Lancing. The District planning authority has a statutory duty to pay special attention to the desirability of preserving or enhancing their character or appearance.
- There are a number of buildings within the District which are of special interest because of their architectural merit or historic associations. These are a particularly important element in establishing the identity of a place and a valuable resource from the standpoint of both education and tourism. The most notable of these buildings appear on the List of Buildings of Special Architectural or Historic Interest compiled by the Secretary of State for the Environment. Local planning authorities also have a statutory duty to have special regard to the desirability of preserving such buildings or their setting or any features of special architectural or historic interest which they possess.
- Within the Adur District, there are many archaeological features. Archaeological remains are irreplaceable evidence of the past development of civilisation, which can play a valuable role in education, leisure and tourism. Remains should be seen as a finite and non-renewable resource to be preserved in situ wherever possible.

Objectives

- To protect and improve Adur's built and natural environment including its biodiversity
- To secure sustainable, safe and well designed buildings and spaces
- To plan for climate change

Nature Conservation and Biodiversity

Community Involvement on Key Issues and Options

The majority of respondents (54%) considered that all new forms of development should be prevented within and close to existing and new areas important for nature conservation and biodiversity. 46% of respondents thought that some areas could accommodate some development if there are requirements in place to relocate, replace or compensate for any lost assets.

Consideration of the Options

- Option (i) – Should all forms of development be prevented within and close to existing and new areas important for nature conservation and biodiversity?
- Option (ii) – Could some areas accommodate some development if there are requirements in place to relocate, replace or compensate for any lost assets as part of the development?
- The Sustainability Appraisal shows that option (i) would be most beneficial environmentally. This option is clearly supported by the results of consultation. However, option (ii), despite having some negative impacts on the environment, would provide the opportunity to meet additional development needs with some social and economic benefits.
- Government and regional guidance emphasises the importance of protecting important areas of bio-diversity and that any development that would affect such areas should generally not be permitted unless there are overriding social and economic reasons which outweigh the need to safeguard the value of the sites or features. Even then however, if the harm to these areas cannot be adequately mitigated against, or compensated for, then development should be refused.

Preferred Policy Option

ENV1 Nature Conservation and Biodiversity

It is proposed that the Core Strategy should protect and, where possible, enhance sites of nature conservation and biodiversity importance. Opportunities to secure new areas and features will be promoted.

Development that would have a negative impact on sites of nature conservation and biodiversity should be resisted unless:

- There are proven overriding social, economic and environmental reasons for development that outweigh the need to safeguard the value of sites or features; AND
- No alternative site is available that would result in less or no harm; AND
- Appropriate mitigation or compensation measures are provided.

Open spaces within the urban area

Community Involvement on Key Issues and Options

- There was a large level of support (76%) for continuing to protect and improve all open spaces within the urban area and to resist their development. 24% of respondents considered that there are some circumstances an alternative use of some open spaces should be allowed, most supporting this on unused open spaces.
- The favoured ways of addressing the shortage of open spaces in some areas was through providing new spaces as part of new developments and through financial contributions in areas of need.
- Open spaces should be improved to link up as part of a green network (Sussex Wildlife Trust).
- A District Open Space Strategy would be preferred to promote the creation of a comprehensive green structure for the district promoting connectivity between quality spaces (Countryside Agency).
- Where not feasible to provide sufficient open space for development, other space should be provided and existing spaces improved (Sussex Wildlife Trust).

Consideration of the Options

The Open space study undertaken by consultants in 2005 concluded that Adur has predominantly good quality and accessible open spaces although some types of open spaces do not meet the minimum recommended provision standard, for example spaces for outdoor sports facilities and natural and semi-natural open spaces (although the Downs and the beaches may offset any shortfall in provision). There are pockets in some residential areas where there are gaps in provision. The study revealed no overall vision for green corridors within the District. Opportunities should be sought to develop green corridors to link large areas of open space.

Open Spaces Within the Urban Area

Option (i) - Should we continue to protect and improve all open spaces such as allotments and public open spaces and resist their development within the urban area?

Option (ii) – Are there some circumstances where we may allow an alternative use of some open spaces?

The findings of the SA show that permitting development on urban open space has negative environmental impacts, but would provide the opportunity to meet additional development needs with some economic and social benefits. Moreover, the reuse could have positive impacts on the townscape and local community.

The preferred option is to protect and improve all existing open spaces. An alternative use of such spaces would only be considered where the open space is significantly underused. Given the minor under-provision of open space provision in the district, it is considered that any development of open space would require a contribution towards the improvement of existing or provision of new open space within the district. It is also considered that any new residential development should contribute to the creation of new open space or the improvement of existing areas of open space in need, to meet the open space needs it would create.

Preferred Policy Option

ENV2 Open spaces within the urban area

It is proposed that the Core Strategy should ensure that existing designated open spaces are retained and opportunities are taken to improve their access and quality where needed. The loss of any open space should only be allowed in exceptional circumstances:

- Where it is demonstrated that the open space is significantly underused by the local community; AND
- Providing its development contributes to the creation of new open space elsewhere or improves other existing areas of open space where there is a need.

New development should contribute to the creation of new open space to meet the needs it generates or improve existing open space to meet the needs of residents. All new open spaces provided will be in locations easily accessible to its users.

Green corridors linking areas of open space with each other, the urban area, the coast and the Downs should be developed to enhance the use of open spaces and to promote health through walking and cycling as well as improve accessibility for the disabled.

This policy refers to the open spaces designated in the Open Space, Sport and Recreation study.

Sustainable Energy Generation

Community Involvement on Key Issues and Options

- 55.2 % of respondents think that all types of renewable energy schemes including wind power should be sought. Only 2 % are against renewable energy schemes.
- 63 % consider well-designed and non-polluting development most effective in order to improve air quality.

Individual comments:

- The Countryside Agency recommends the highest level of protection for designated areas such as AONBs, but might support sympathetically designed, small-scale renewable energy schemes.
- English Nature states that wind energy schemes should take into account design, scale, visual impact, tranquillity issues and impacts upon designated landscapes
- Shoreham Society shares concerns about larger wind farms in terms of their effectiveness and visual impact, but supports the installation of domestic windmills and solar panels.
- The NFU specifically seeks to encourage the production of liquid biofuels from arable crops and their use in road transport and in the generation of heat and energy

Consideration of the Options

- Energy White Paper – 10 % of electricity supply from renewable energy sources by 2010.
- PPS22 – promote and encourage renewable energy.

- South East Plan (EN1-6) promotes energy renewable energy – target of 1,750 MW (16 %) of electricity capacity by 2026 from renewable sources. Sub-regional target for Sussex 68 MW. Plan also promotes combined heat and power (CHP).
- Sustainability Appraisal: Promoting all types of renewable energy has significant positive impacts on climate change and energy use. Some smaller scale projects would also benefit the environment. However, major schemes such as wind power can have negative impacts on the landscape.
- Advice from sustainable energy experts to focus on most suitable forms of sustainable energy sources for the district. Given the local weather pattern and landscape characteristics these are considered to be wind and solar. Energy generation from other renewable energy sources such as water/tidal power and biomass should be promoted, too.

Preferred Policy Option

ENV3 Sustainable energy generation

It is proposed that the Core Strategy promotes sustainable energy generation, in particular:

- wind and solar powered energy due to their suitability given the weather pattern and the landscape characteristics of the district as well as
- combined heat and power (CHP) for major developments due to its high efficiency.

It is proposed that new developments provide a part of their energy requirements through sustainable energy sources, unless:

- it is demonstrated that this is not economically viable
- there are significant adverse impacts on townscape, landscape or biodiversity.

- The bulk of development schemes in Adur are small-scale. Sustainable energy measures for such schemes can still be viable. The Government encourages the promotion of micro-scale schemes on-site.
- A minimum % threshold (e.g. at least 10 % of energy requirements through sustainable energy sources) is under consideration and will be included at submission stage.

Flood Risk

Community Involvement on Key Issues and Options

- 61.3 % of respondents express that there should be no development within flood risk areas close to the coast and the river Adur. 38.7 % would allow development as long as flood defence measures are in place.

Individual comments:

- The Countryside Agency is against development in areas at risk of flooding, however, some of these areas might be suitable for recreation with minimum hardstand construction.

- The Environment Agency states that a Strategic Flood Risk Assessment of the Core Strategic proposals should be undertaken and that development should be directed away from identified flood risk areas.
- Southern Water states that increased risk of flooding from development has to be considered. Suitable arrangements for surface water drainage can prevent in particular flooding from sewers.
- English Nature recommends that any developments should take account of the need for flood storage, and new development should be resisted if it would rely on additional flood defence works that could adversely affect the environment or would prejudice the ability of coastal features and processes to form natural sea defences.
- The Shoreham Society thinks that further development in flood plains should be considered if they are protected by flood defences.

Consideration of the Options

Government Guidance

- Government paper – Making Space for Water – aims at allowing space for water in order to avoid floods and erosion
- New PPS25 on Flooding (consultation draft) confirms sequential approach regarding development in flood risk areas and addresses need for Strategic Flood Risk Assessment in consultation with Environment Agency
- UK Climate Impacts Programme: Rising to the Challenge – Impacts of Climate Change in the South East
Threat of sea level rise – projections in Sussex suggest an average rise of 13.25mm / year by 2060 (*check source*).

Strategic Coastal Management Documents

- South Downs Shoreline Management Plan (SMP) 2006 - Selsey Bill to Beachy Head – non-statutory policy document for coastal defence planning over the next 100 years – current review document due to be submitted to the Government (DEFRA) for approval. Document proposed ‘holding of the current line’ for the district’s coast, whilst some sections might require reinforcement.
- Coastal Defence Strategies have been developed to look in more detail at the flood risk situation of coastal stretches within the SMP:
 - Brighton Marina to River Adur Strategy (East Bank) - awaiting DEFRA's approval (possibly later in 2006).
 - River Adur (West Bank) to Arun Strategy - completed in 2000, review anticipated for 2007.
- For the coastal areas within these Strategies feasibility study have been / are being developed.
 - The study covering the West Bank of the river Adur (mouth of river up to Toll Bridge) is currently under development. Specific options for the necessary improvements of some of the banks are being discussed. A barrier within the mouth of the river is amongst the options. Completion is expected for end of 2006, then application to DEFRA for funding.
 - A feasibility study for the East Bank has not commenced, however, work at Riverside House will be undertaken in advance.
 - Improvements along Lancing Beach have already taken place.
- River Adur Catchment Flood Management Plan(CFMP) – an Inception Report about the development of the River Adur CFMP has been produced. It is a large-scale plan that covers the entire river catchment (within Adur north of the Railway Bridge) and

aims to identify long-term policies to manage flood risk. It should complement the SMP. The Inception Report has identified localised problem areas, currently not of severe nature. However, this is likely to change due to climate change implications.

- Large parts of the district are affected by flood risk. The Environment Agency flood risk map (which is quarterly up-dated) indicates that such areas include the two strategic gaps and Shoreham Beach. Most such areas have a chance of a 1 in 200 year flood, a few a chance of a 1 in 75 year flood.
- Flooding is a particular challenge for Adur due to its constraint coast-squeeze location between the South Downs and the sea.
- Sustainability Appraisal: Building in flood risk areas has negative environmental consequences but can provide opportunities to meet local needs. However, there is the risk of high costs for flood defences, mitigation and cost of flood damage.
- Potential mitigation measures could include adequate flood defences, raised floor level and safe access.
- The preparation of a Strategic Flood Risk Assessment as required by the Environment Agency in co-operation with neighbouring local authorities is currently under consideration. It should amongst other issues address the risk of flooding from the South Downs, groundwater and sewers as well as risks to low-lying closed landfill sites.

Preferred Policy Option

ENV4 Flood risk

It is proposed that the Core Strategy:

- prevents development and redevelopment in flood plains, unless there are acceptable mitigation measures
- takes into consideration measures to address sea level rise
- mitigates the impact on biodiversity, landscape, townscape and recreation if flood defence works are required
- promotes reduction of flood risk through measures such as river restoration, and the introduction and management of sustainable drainage systems and retention areas

Flood risk management improvements recommended in management plans and strategies prepared by competent authorities have to be incorporated into schemes where appropriate.

The areas at risk of flooding are shown on the latest flood risk maps produced by the Environment Agency.

‘Acceptable mitigation measures’ means that measures should be practical and safe and do not put additional dwellings at risk.

Resource Use

Community Involvement on Key Issues and Options

- 92 % of respondents confirm that we should promote all – and not only large scale – development to be energy and water efficient and to minimise waste.
- 79 % of respondents think all new homes should be eco-homes.

Individual comments:

- Southern Water promotes water efficiency measures such as low-flush toilets. They suggest references to the BREEAM standards – specifically for new developments to achieve at least 4 of 6 water credits (EcoHomes assessment scheme 2005).

Consideration of the Options

- PPS1 – Prudent use of natural resources as fundamental principal in delivering sustainable development.
- South East Plan (EN1) promotes energy efficiency.
- BREEAM (BRE's Environmental Assessment Method) is a voluntary environmental assessment tool for buildings that goes beyond building control requirements. It addresses the performance of a building concerning energy, water, pollution, materials, transport, ecology, land use, health and well-being. It awards the ratings pass, good, very good and excellent depending on the overall performance.
- Adur and Ouse Catchment Management Strategy(CAMS) (2005) - Resources are finely balanced between meeting the demands of existing abstractions and the need to protect river flows to meet environmental and other in-stream requirements. This is illustrated by the general presumption against any further consumptive abstraction from the Chalk aquifer and from rivers during the summer. Most of the groundwater in the Chalk is fully utilised by existing abstraction licences.
- Sustainability Appraisal: It has positive impacts on all aspects of sustainable development to promote energy and water efficiency and to minimise waste. However, there is the risk that smaller businesses may be deterred due to potentially higher building and design costs passed on by developers and long pay-back periods, but it may also reduce overheads on business activities.

Preferred Policy Option

ENV5 Resource efficient buildings

It is proposed to promote efficient use of water, energy and materials as well as the minimisation of waste in new developments. Measures to achieve the efficient environmental performance of new buildings will be required. Therefore all new development should at least meet the BREEAM standard 'Very Good.'

Measures as referred to above could in more detail include:

- Intelligent design, insulation material and ventilation to allow passive solar heating and cooling

- Grey and rain water collection systems as well as other water efficiency measures such as dual flush toilets and low-flow taps
- Sustainable drainage to manage water run-off
- Green roofs and other ecological features to support biodiversity
- Minimisation of air and water pollution
- Minimisation of resources and waste during construction and demolition
- Provision of adequate facilities for recycling
- Recycling and re-use of construction and demolition waste as building material as well as use of locally produced material wherever possible

For residential developments the BREEAM standard requirement will be reviewed in the light of the final version of the Code for Sustainable Homes, which will replace BRE's voluntary EcoHomes standard by the end of 2006.

Landscape and townscape character

Community Involvement on Key Issues and Options

West Sussex County Council stated that reference to landscape character should be made in the core strategy in accordance with the Structure Plan, the emerging South East Plan and as defined by the Countryside Agency. The Core Strategy should refer to the need to protect the character of the landscapes and townscapes of the District.

The South Downs Joint Committee stated that the Core Strategy should seek to protect and improve all of Adur's built and natural environment, not just the best.

Consideration of the Options

This issue was identified as being missed out of the Draft Core Strategy Issues and Options paper. As a result, no options were identified during the Issues and Options stage. Results of consultation in general found that the overall character of the district was an important issue. It is therefore considered necessary to have a policy that seeks to maintain, and where possible, enhance the character, distinctiveness and sense of place of the settlements and landscapes throughout the District. To not include such a policy in the Core Strategy would be to the detriment of Adur's distinctive character.

Preferred Policy Option

ENV6 Landscape and Townscape Character

It is proposed that the Core Strategy should ensure that the landscape character of the District, including the Downs and other areas of countryside, the Coast, the River, the settlement pattern and townscape character of Shoreham, Lancing, Sompting, Southwick and Fishersgate will be protected and, where possible, enhanced.

Any development or activities within the built-up areas and the countryside should reflect and, where possible, reinforce the distinctiveness and sense of place of the above areas taking into account the various elements which contribute to their distinctiveness such as geology and landform, biodiversity, scenic quality, strategic views, tree cover, tranquillity, settlement patterns, historic heritage, local vernacular, and land use.

Gaps between settlements

Community Involvement on Key Issues and Options

46% of respondents considered that the current Strategic Gap boundaries and restrictions on development should remain as they are. This was followed by 36% of respondents who considered that the concept of Gaps should be replaced by a less restrictive policy which still retains the general open nature between settlements but allows the land to be better used to meet recreation and community needs. Only 18% of respondents supported a change in the boundaries of the gaps to enable some development.

The Shoreham Society and Sussex Wildlife Trust both emphasised the importance of the gaps to provide opportunities for biodiversity.

Consideration of the Options

Option (i) – Should the boundaries of the gaps and the restrictions placed on development remain as they are?

Option (ii) – Should the boundaries of the gaps be changed in specific areas to enable some development, for example, for new high tech employment and for a mix of housing including affordable family homes?

Option (iii) – Should the concept of gaps be replaced by a less restrictive policy, which still retains the general open nature of the settlements but allows the land to be better used to meet recreation and community needs.

- The Sustainability Appraisal shows that option (i) would have no harmful impacts on the environment but would also prevent opportunities to meet economic and/or social needs. Option (ii) would be likely to bring about some social/economic benefits but, of all the options, would have the greatest impact on the environment. Option (iii) would have minimal impacts on the environment and would help to meet some recreation/community needs but would prevent some opportunities to meet other social/economic needs. Results of consultation show that there is more support for option (i) than option (ii) and (iii). The Draft South East Plan and the West Sussex Structure Plan support the principle of 'strategic' gaps.
- The preferred option is to support the principle of the gaps in order to retain the separate identity and character of the settlements that they separate. However, it is considered necessary to adopt a flexible approach towards the gaps that would allow for potential recreation/community uses, regeneration and employment, transport improvements and other development that might be required in exceptional circumstances to meet the needs of the district. The exact boundaries of the gaps will be reviewed formally subject to the progression of a Sites Allocation Document.

Preferred Policy Option

ENV7 Gaps Between Settlements

Land Between Shoreham and Lancing

It is proposed that the core strategy should protect and enhance the land between Shoreham and Lancing as an open area to retain the separate identity and character of these settlements. Within this context it should also:

- Promote opportunities for recreation and community uses including enhanced pedestrian and cycle links and better access for those with mobility difficulties;

- Promote the airport as a key location for regeneration and new employment providing this respects the open character of the landscape;
- Allow for transport improvements in the area to address congestion and access problems and to secure regeneration benefits in the latter half of the plan period.

Land Between Sompting and Worthing

It is proposed that the core strategy should protect and enhance the land between Sompting and Worthing as an open area to retain the separate identity and character of these settlements. Within this context it should also:

- Promote opportunities for informal recreation and community uses including enhanced pedestrian and cycle links and better access for those with mobility difficulties;
- Protect and enhance the Sompting conservation area;
- Allow for transport improvements in the area to address congestion and access problems and to secure regeneration benefits for both Adur and Worthing in the latter half of the plan period.

The detailed boundaries of these gaps will be reviewed formally as part of the preparation of a Sites Allocation Document. The size of these gaps will be no greater in size than is necessary to maintain the identity of the settlements and to prevent their coalescence.

The South Downs (AONB)

Community Involvement – Key Issues and Options

There was significant support (81%) for allowing new development on unused brownfield sites with the AONBs as long as this respects the character of the landscape. 19% of respondents considered that such areas should just be restored. Mixed views were expressed on the issue of recreation opportunities in the natural environment including the Downs. 51% considered that such areas should remain as they are whilst 49% considered that improved recreation opportunities should be sought. However, there was majority support (74%) for improving access to the countryside by better public transport and with more pedestrian and cycle routes.

Consideration of the Options

It is considered that brownfield sites within the AONB should be considered for new development in order to meet social and economic needs to sustain the countryside as a place of social and economic activity. However, such developments should only be permitted providing they do not conflict with the main aims of conserving and enhancing the natural beauty of the area. Any development should be compatible with its location in the countryside and should result in significant environmental enhancement. Such an approach would not conflict with government guidance, regional guidance, the West Sussex Structure Plan and the results of consultation. The SA recognises the social and economic benefits of such an approach, and although the redevelopment of brownfield sites could have an impact on the environment, such impacts could be reduced by requisite mitigation measures.

To only restore brownfield sites would have less environmental impact on the AONB but would also restrict opportunities to meet a number of social and economic needs (as recognised by the SA).

Preferred policy option

ENV8 The South Downs

It is proposed that the Core Strategy should protect and, where possible, enhance the South Downs AONB. Development in the Downs which meets the social, economic and environmental needs of communities will only be permitted where:

- It is located on brownfield sites;
- It would not harm the rural character and biodiversity of the area by the type and level of activity.

Development on greenfield sites will only be supported if these are small scale and where it is essential for the needs of agriculture, horticulture, forestry or recreation compatible with the location.

To assist in the enhancement and protection of the Downs account will be taken of the emerging South Downs Management Plan.

It is proposed that the Core Strategy should promote recreational opportunities within the South Downs and promote greater public access through the maintenance of existing and by providing new bridleways, footpaths and cycleways. Access schemes should make provision for people with mobility difficulties.

River Adur

Community Involvement on Key Issues and Options

- 51 % of respondents prefer to see no increased recreational use of the natural environment including the river Adur, whilst 49 % would seek improved recreation facilities including cafes, restaurants, facilities for water-based activities, skating and bird watching, children play and picnic areas, toilets and benches.
- 73.7 % of respondents consider it necessary to improve access to the countryside – in particular through better public transport and parking, more and improved pedestrian and cycle routes, better wheelchair access and better information about routes and safety.

Individual comments:

- The Sussex Wildlife Trust stresses the role of the river as a migration route for species. The Trust suggests that recreational use could be increased in appropriate places including the urban fringe and the strategic gaps, whilst it should be avoided in sensitive areas. There should be an emphasis on access and safety, not so much on additional facilities. Access for motorised vehicles should not be allowed.
- The South Downs Joint Committee stressed the need for an enhanced environment along the river.
- The Countryside Agency recommends promoting the management of recreational opportunities within the capacity of the landscape and the natural environment. Water-related activities should be compatible with interests of local communities and the environment.

Consideration of the Options

- Sussex Biodiversity Action Plan (2004) Adur Estuary nationally designated site (Site of Special Scientific Interest) - rich but fragile habitat for range of species
- The area occupied by houseboats on the west bank of the river contributes to the specific character of the river environment
- Shoreham Renaissance Masterplan
- The Environment Agency is currently consulting on the Flood Risk Management Options for Shoreham Adur Tidal Walls (West Bank). Specific options for the necessary improvements of some of the banks are being discussed. A barrier within the mouth of the river is amongst the options. Completion is expected for end of 2006, then application to DEFRA for funding.
- Sustainability Appraisal: Intensifying the recreational use of the natural environment has considerable negative environmental impacts. However, it would offer additional opportunities for economic development as well as social benefits for residents. But there is also the risk that local needs would be neglected in the long term to meet visitors' needs, if increasing tourism was the aim.

Preferred Policy Option

ENV9 River Adur

In recognition of the importance of the river as a natural asset and its value for the local community as well as visitors, it is proposed that the Core Strategy:

- Conserves and enhances the biodiversity of the river and its environment and in particular the SSSI. Measures include the protection, restoration and creation of habitats and the implementation of management plans.
- Seeking appropriate measures to address flooding and sea level rise
- Within the context of the above, improves access to the river and promotes it as a focal point for recreation and leisure through new and better pedestrian and cycling routes, slipways and hards.

The principle of maintaining the existing areas on the river for houseboat use is supported as long as this does not harm nature conservation, protects residential amenity and enhances the wider river setting.

Key aspects for further consideration

- Co-ordination with Preferred Option on Visitor economy.

The Coast

Community Involvement on Key Issues and Options

- 51 % of respondents prefer to see no increased recreational use of the natural environment including the coast, whilst 49 % would seek improved recreation facilities including cafes, restaurants, facilities for water-based activities, skating and bird watching, children play and picnic areas, toilets and benches.

- 73.7 % of respondents consider it necessary to improve access to the countryside – in particular through better public transport and parking, more and improved pedestrian and cycle routes, better wheelchair access and better information about routes and safety.

Individual comments:

- The Sussex Wildlife Trust suggests that recreational use could be increased in appropriate places, whilst it should be avoided in sensitive areas. There should be an emphasis on access and safety, not so much on additional facilities. Access for motorised vehicles should not be allowed.
- The Countryside Agency recommends promoting the management of recreational opportunities within the capacity of the landscape and the natural environment. Water-related activities should be compatible with interests of local communities and the environment.

Consideration of the Options

- South Downs Shoreline Management Plan Selsey Bill to Beachy Head
- Shoreham Beach Local Nature Reserve
- Sustainability Appraisal: Intensifying the recreational use of the natural environment has considerable negative environmental impacts. However, it would offer additional opportunities for economic development as well as social benefits for residents. But there is also the risk that local needs would be neglected in the long term to meet visitors' needs, if increasing tourism was the aim.

Preferred Policy Option

ENV10 The coast

In recognition of the importance of the coast and the beaches, in particular as natural assets, it is proposed that the Core Strategy:

- Conserves and enhances their biodiversity and environment. Measures include the protection, restoration and creation of habitats and the implementation of management plans.
- Within the context of the above, improves public access to the coast and improves the environment of the beaches including small-scale facilities that support their enjoyment

Key aspects for further consideration

- Co-ordination with Preferred Option on Visitor economy.

Protecting and enhancing the built and historic environment

Community Involvement on Key Issues and Options

In response to the question as to what makes a place feel attractive and feel safe to be in, those aspects which received the greatest support were local character and distinctiveness, appearance, lighting, and open spaces and gardens.

The historic environment was identified as an issue missed out in the core strategy document by West Sussex County Council. They stated that the historic environment should be a key issue as well as a policy.

Preferred Policy Option

The preferred policy option is to ensure that all new development is of high quality in terms of its urban design, architecture and landscape design in order to protect and enhance the distinctiveness of the town and create a sense of place. It should also promote community safety and social inclusion, as well as make a significant contribution to sustainability objectives.

The preferred policy option is also to ensure that Adur's historic heritage continues to be protected and enhanced where it is possible to do so. This is considered important as historic assets play a vital role in establishing the identity of an area and also have tourist and educational benefits.

ENV11 The Built and Historic Environment

It is proposed that the Core Strategy ensures high quality urban, landscape and architectural design. All development should be based on a thorough understanding of the context and significance of its site. To assist in this, design guidance will be provided and design reviews undertaken.

The core strategy will also seek to secure environmental improvements where needed in the public realm, as well as measures to improve community safety.

Historic assets would be conserved and, where possible, enhanced. These assets include:-

- Listed Buildings;
- Conservation Areas;
- Archaeology

HOMES

"We want to extend the range of housing options for all, to ensure that everyone has access to adequate, affordable housing whether owned or rented"

(A Community Strategy for Adur 2004)

Key Issues

- There is a need to provide a sufficient number of new homes on sustainable sites to meet needs up to 2026 in line with the emerging South East Plan and to ensure at least a 10 year housing supply once the new Plan is adopted.
- There is a need to ensure a good mix of housing, including more affordable and accessible homes to meet identified needs and to help create more sustainable communities. There may also be a need to plan for the accommodation needs of gypsies and travellers if this is indicated by the results of a current study. New homes must be well designed to ensure a high standard of living environment. Good standard housing will help to create healthy and more sustainable communities.
- To ensure the efficient use of land through making good use of previously developed land and through higher housing densities in line with Government guidance whilst ensuring a high standard of living environment.

Objectives

- To generally prevent the loss of existing homes.
- To provide a sufficient amount of new homes to meet the needs of the local community and the local economy.
- To provide a good mix of homes in terms of type, size and tenure, including affordable homes and to ensure that these are well designed.
- To secure an efficient use of land through higher density housing but to ensure that the quality of design is the best possible and that building construction is sustainable.

The amount of new homes

Community Involvement on Key Issues and Options

- Of the three options for providing the amount of new homes required by the emerging South East Plan, the least favoured option was to provide 2600 new homes with some on greenfield sites on the edge of the urban area. (20.9%)
- 43% stated a preference for providing 2100 new homes (105 per year) mostly on previously developed land. 37% stated a preference for providing 2600 new homes (130 per year) including 500 at Shoreham Harbour providing infrastructure constraints are overcome.
- Shoreham Port Authority stated that there should be no allocation of housing sites adjacent to the Port until a strategy for progressing the Shoreham Maritime vision has been agreed - reference to 500 homes in Shoreham Harbour should be removed.

Consideration of the options

- In considering these options, notice has to be taken of the emerging South East Plan which will set the housing targets for the District up to 2026 when adopted. The figure for housing growth in Adur is 2600 dwellings, which includes 500 homes at Shoreham Harbour as part of the strategic regeneration of the Port, to be provided if the necessary infrastructure is in place.
- The option of not demonstrating sufficient provision to meet the Districts housing target for the plan period is not considered appropriate. It would be contrary to government guidance and would leave the Core Strategy policy open to challenge. By not identifying sufficient housing land in sustainable locations could mean the Council being put under pressure from developers to permit planning applications for residential development in unsuitable locations.
- The findings of the Council's Urban Housing Potential Study (2005) indicated that sufficient brownfield sites should come forward in the District in the early part of the Plan. However, it is likely that, in the longer term we may need to allocate some greenfield sites on the edge of the urban area
- The Sustainability Appraisal indicates that providing higher amounts of housing will have a more detrimental impact on natural resources and the environment, but it will provide more homes as well as business and service opportunities. Building on greenfield sites would have additional negative impacts on the landscape and would be more likely to be car dependent.

Preferred policy option

H1 Providing new homes

It is proposed that the Core Strategy will make provision for 2,600 new homes to be built in the District between 2006 and 2026 at an annual average rate of 130 dwellings per year, subject to the provision of necessary infrastructure.

Providing the appropriate infrastructure is in place, 500 of these homes will be at Shoreham Harbour (at Shoreham Waterside North) as part of a mixed use development to support and promote the strategic regeneration of the Port.

For the first ten years after adoption of the Core Strategy in 2008, the focus of this provision will be made on previously developed land within the urban area up to 2018.

The overall provision up to 2026 will be monitored and managed to ensure there is an appropriate supply of land in the most sustainable locations within or on the edge of the urban area.

The general location of new homes

Community Involvement on Key Issues

Significant support for building on brownfield sites, although it may mean building at higher densities than at present (53.7%)

Making use of poorly located or underused green space within the urban area received some support (27.9%)

There was less support for building on greenfield sites on the edge of urban areas (18.4%)

The Highways Agency prefer to see development located in urban areas close to existing transport hubs which provide greater opportunities for sustainable travel.
Most suitable locations for mixed use development were those served well by good public transport and road network.

Mixed response to town centre sites with 34.7% of respondents favouring development and 31.4% seeing it as being the least appropriate location.

Being close to employment areas received support.

Mixed views on being located on the edge of town centres and local shopping parades.

Consideration of the Options

- The preferred option is considered the most appropriate as it conforms with the governments sequential approach of developing brownfield sites in urban areas as a priority. This option seeks to continue the pattern of development in the district, reducing the pressure on greenfield sites and maintaining the strategic gaps between settlements. We need to build as much new development as possible on previously developed land, whilst respecting the character of the area.
- Other options considered locating development on greenfield sites on the edge of the urban area, but whilst this may need to be considered in the longer term as part of a sequential approach, it does not accord with the governments principles of considering development on brownfield sites first.
- The Sustainability Appraisal indicates that restricting development to brownfield land limits the variety of homes that can be provided (including affordable homes). Building on greenfield sites has additional negative impacts on the landscape and such sites may not be very accessible by public transport.
- Mixed use developments have a range of advantages including more efficient use of land and shorter distances between living and working. It can deliver additional housing and employment opportunities. However, the co-location of living and working can have negative impacts for the residential environment if not well designed.

Preferred policy option

H2 Locating new homes

It is proposed that the Core Strategy will accommodate new residential development, including as part of mixed use developments, with priority being given to the use of previously developed land and:

- Are close to existing education, health and community facilities or with the potential to be served by new provision
AND
- Are accessible by good quality public transport and reduces the need to travel by car
AND
- Can be demonstrated that it can be integrated into the existing residential areas

Affordable homes

Community Involvement on Key Issues and Options

58.4% of respondents considered that all new developments should provide affordable housing, with 41.6% stating that such provision should be on major sites only. For

provision on major sites, there was no real preference as to threshold of site size, with 24.7% stating 15+ houses and 25.9% stating 25+ houses. No clear preference as to the proportion of new dwellings that should be affordable.

Support for varying the amount of affordable housing sought across the District (69.1%).

The main reasons supported are the different levels of need across the District (50%) and the economic viability of sites (25%). Less concern about over concentration of tenure (17.7%) and site constraints issues (7.3%)

There should be a balanced spread of all types of housing.

Provision of affordable housing should be maximised

Assess all developments individually to provide the most appropriate mix of uses according to location and need

Accept commuted payments in certain circumstances.

- Take the view that if a site is suitable for housing provision then it is also suitable for affordable housing.

Consideration of the Options

- As well as taking into account of the results of community involvement at the Key Issues stage, consideration of the different options of securing affordable homes has also taken account of the results of the up-dated Adur Housing Needs Survey, evidence from internal monitoring, the emerging SE Plan and government guidance. The draft Adur Housing Needs Survey (2005) indicates that it has become even more difficult for new households to enter the housing market since the original survey in 2003, increasing the need for subsidised market housing. Allowing for existing stock re-lets and the construction of new affordable homes at past building rates, there is a need for 546 units of affordable housing every year up to 2001. Based on our annual housing provision requirement of 130 units up to 2026, this is clearly not achievable. It is recommended that a target of 35% of all new homes to be affordable should be set on all suitable sites. The preferred site threshold of 10 dwellings reflects the results of monitoring (Adur has few larger sites which come forward to support a threshold of 15 dwellings as suggested in the draft PPS3).
- The Sustainability Appraisal indicates that requiring smaller developments to provide affordable housing would help to secure a higher amount of affordable homes and also other social and economic benefits. It is uncertain as to whether developers will be deterred by this requirement and/or try to make savings on the quality of the development to compensate for reduced profitability.

Preferred policy

H3 Securing affordable homes

In order to address the need for affordable housing in the District and to secure more balanced communities, it is proposed that the Core Strategy:

Seeks a minimum of 35% affordable housing on site from new residential developments and ensures that these are genuinely affordable to those in housing need. Such housing will be sought from developments of 10 dwellings or more, or on sites of 0.25 of a hectare or larger unless it can be demonstrated that the exceptional circumstances of the site make it unviable to do so;

Seeks a mix of affordable housing tenures, with a minimum of 67% being for social rented accommodation;

On developments of fewer than 10 dwellings (or sites of less than 0.25 of a hectare) a contribution to affordable housing should be made via a commuted sum on a pro rata basis

In considering whether there is a requirement for affordable housing provision, the development potential of any adjoining land will also be taken into account, to discourage sites coming forward on a piecemeal basis.

Getting the housing mix and density right

Community involvement on key issues and options

The riverside and along the coast were not considered appropriate areas for high density housing (57.9%)

Large brownfield sites (51.9%), town centres (39.1%) and on main bus routes were considered to be the most appropriate locations

Edge of town centres and close to local shopping parades also received support.

Density should reflect the quality of design and should incorporate or be accessible to green space.

The character of Adur should be retained by encouraging small scale development

Consideration of the options

- No real concerns were expressed about high density housing, providing the design of the dwellings is of high standard. In considering those parts of the District most appropriate for high density development it is important to recognise that inappropriate densities can have a detrimental impact on the quality of life of residents. However, we need to make the best and most efficient use of land and should seek to secure high density housing in the most appropriate locations in the District.
- The nature of the District has led to densities of over 30 dwellings per hectare being achieved on the majority of sites, with much higher densities at prime water front locations such as Ropetackle and on Shoreham Beach.
- It is important that a range of housing types and size is provided to meet the varied needs of households in the District and to support the Government's objective of balanced and sustainable communities.
- The Sustainability Appraisal indicates that higher densities have a range of advantages including less pressure on greenfield sites and more opportunities for affordable housing. It can lead to reduced car dependency at some locations as well as economic advantages arising from the provision of skills and jobs available locally due to a higher concentration of people. It could however lead to more crime due to an increase in population and more pressure on community and health facilities. It may also have a negative impact on the town and landscape.

Preferred policy option

H4 Housing mix, density and design

It is proposed that the Core Strategy generally seeks to secure residential densities of between 30 and 50 dwellings per hectare.

Higher densities will be sought on sites within the key regeneration areas, including town centres, close to or within reasonable walking distance of public transport and local facilities.

All housing development is to be of a high standard of design and construction, respecting and enhancing the characteristics of the area and promoting sustainable communities.

All new homes should be designed to 'lifetime homes' standards.

A mix of dwelling types and sizes will be sought.

Gypsies and travellers

Consideration of the Options

Options for providing sites for gypsies and travellers were not considered at the key issues and options stage. Recent government guidance makes it clear that local authorities should consider the needs of gypsies and travellers through the local development framework process. Not to address their needs would mean that a vulnerable group was not catered for in the district. Local planning authorities are required to make an assessment of the amount of accommodation required for gypsies in their district and that suitable locations for gypsy sites should be identified where possible. An assessment of the need for gypsy and traveller accommodation is being undertaken on a county wide basis and the findings of this study will be used to inform future policy formulation.

Preferred policy option

H5 Accommodating gypsies and travellers

It is proposed that, following the completion of a County wide Assessment of Need currently being undertaken, if there is an identified need for provision for gypsies and travellers, the location of sites is considered against the following criteria:

- The requirement to develop brownfield sites before greenfield sites
- Sustainability of the site in terms of access to education, health and community facilities and public transport.
- Environmental constraints, particularly biodiversity and flood risk issues
- Appropriate infrastructure can be provided
- Means of access
- The potential impact on neighbouring uses

COMMUNITY AND INFRASTRUCTURE

'We want to improve people's health by providing flexible services which respond to people's needs. Specifically helping those with greatest needs and poor health and to help everyone stay healthy and live independently for as long as possible.'

'We want to ensure that opportunities for participating in leisure and cultural activities are available to all ages and abilities, enabling people to improve their quality of life through culture and leisure'

'We want to provide the people of Adur with the highest standard of education and training and promote lifelong learning, so that they can reach their full potential in life and work.'

(A Community Strategy for Adur 2004)

Key issues

- There is a need to provide a range of community facilities in sustainable locations to meet the diverse needs of the local community and in particular the needs of specific groups including elderly persons, the vulnerable and those suffering from exclusion. Sustainable communities are those where residents have an opportunity to take part in a rich and diverse community life. Facilities such as community halls, nurseries, schools, health centres and places of worship are essential services which add vibrancy to communities and contribute to quality of life. The loss of such facilities can have a detrimental impact on communities and can also lead to unsustainable travel patterns.
- Adur's population is ageing and this is impacting on services. There is a need to attract young people to move into the district and to remain here if the economy is to prosper and quality of life enhanced. Adur is also the most educationally deprived area in the County so there is a need to raise skills and education attainment levels. Also, its population has a comparatively poor health record and there is a need to ensure that new facilities can be provided which are easily accessed by those that need them.
- The role of sport and recreation is very important in promoting health and fitness. As the population of the District grows further, there will be additional demands for a range of leisure and cultural facilities. Where new provision is identified, such facilities must be highly accessible to all members of the community in order to achieve inclusion and sustainability objectives. As land is limited within the District, the sharing of facilities is encouraged.
- The four wards of Eastbrook (Southwick), Southlands (Southwick), Mash Barn (Lancing) and Churchill (Lancing) are some of the most deprived wards in the County. One of the priorities of the Adur Community Strategy and now being pursued as part of the Local Area Agreement (LAA) working with the County Council is to raise prosperity and quality of life in these deprived areas. Improving health, education, skills training and other community issues in these areas are essential for the regeneration of these areas and to assist community cohesion and vibrancy. Deprivation measurements have been derived from the Adur Community Profile report 2003 which looked at indices for income, employment, health, education, skills and training, housing, and geographical access to services.

- A common concern about new development is that it has taken place despite deficiencies in infrastructure or in advance of the provision of new infrastructure required to serve both existing needs and the additional needs it generates. It is therefore considered that new development must contribute towards the costs of infrastructure to pay for the increased demand created. This ensures that there is adequate infrastructure capacity to support new development and ensures existing facilities can continue to cope.

Objectives

- To protect existing community, health, education, leisure and cultural facilities where needed and ensure that these are used efficiently including multiple use
- To support the provision of new or improved facilities and ensure new facilities are located in sustainable and accessible locations to meet the diverse needs of the local communities, particularly in the more deprived areas.
- To ensure that adequate infrastructure is provided to meet the needs of the existing and future population of the District.

Protecting existing facilities

Community Involvement on Key Issues and Options

- In defining new uses for those community facilities which may become surplus to requirements, the favoured uses are for an alternative community use (69%), new homes including affordable (60%) and for leisure (51%)
- Support for the maintenance and improvement of existing facilities.
- In assessing the re-use of sites, account to be taken of sustainable development principles, current/future local needs, context as well as location and accessibility.
- The disposal of sites currently in public ownership would bring capital receipts that could be used to meet community needs.

Consideration of the Options

Options were considered for the re-use of sites and premises in community use if any are declared surplus to requirements because they are not needed or in the wrong location. New uses include alternative community use, new homes, employment, leisure facilities and use as open space. An option which would allow all community sites to be re-used/redeveloped, whether or not surplus to requirements, was not considered on account of the significant contribution that community uses make to securing vibrant and sustainable communities.

The preferred approach to the re-use of surplus sites recognises the importance of ensuring sufficient provision of community facilities as a priority particularly in the most disadvantaged areas, in line with the Adur Community Strategy. The re-use of sites for community use was also the most favoured option expressed through the Key Issues community involvement. The Initial sustainability appraisal identifies a number of significant social benefits arising from this option. Where there is no realistic opportunity for community re-use of a site, then the next preferred use is for mixed development including community facilities.

Meeting new development needs for community use

Community Involvement on the key Issues and Options

- A need is identified for facilities for the elderly (59%), better health facilities (56%) and general purpose community buildings (44%)
- A number of individual needs were identified – a skills centre, child care facilities and improved and new facilities at Lancing College.
- Significant support for more flexible usage and sharing of community premises (96%)
- In considering the principles which should guide the location of new sites for community facilities, the greatest support is for facilities to be close to where the users live (71%). Facilities which are easy to access by foot/bike or public transport was supported (45%) as were those within or close to town centres (33%).
- In locating new facilities, these should reduce the need to travel, meet local needs and be accessible to all.
- WSCC Education provision is being reviewed in Adur which may result in a rationalisation of school places with the possibility that surplus land may be identified for alternative uses.
- Lancing College – Taking account of the location of the College within the Downs and environmental constraints, the new development plan should take account of the future needs of Lancing college and should recognise its role as an important educational facility of significant benefit to the district and the community.
- Adur, Arun and Worthing PCT - Need to consider the need for primary health care provision when planning new developments. Currently, all GP surgeries in the area are at or near capacity at a time when GPs are to provide enhanced and extended services and services are shifting from secondary to primary care. The shortage of provision is a particular problem for Lancing. More flexible accommodation is needed for delivering services to children. There is an emerging Strategic Service Development Plan which will identify gaps in premises provision.

Consideration of the Options

- An option of not providing new community facilities to meet needs was not considered on account of the significant contribution that community uses make to securing vibrant and sustainable communities. Not supporting or requiring provision of such facilities, leaving market forces to determine provision is considered to have a detrimental impact on local communities contrary to Adur's regeneration objectives. Whilst the Sustainability Appraisal indicates possible environmental impacts from new development, overall there are more positive social and economic gains. Ensuring that new development is sustainable in design (see preferred Environment policies) and is accessible by foot, bicycle and by public transport will help reduce environmental impacts.
- Options were considered for the types of new community facilities to be provided; on the guiding principles in providing new sites for facilities and whether or not there should be more flexible usage/sharing of existing premises for community use. The preferred policy is intended to cover all types of community facilities but highlights specific needs for health, education and facilities for vulnerable people including the elderly, children and young people in line with the results of consultation, the Adur Community Strategy and the emerging SE Plan. There was significant community support for greater sharing of premises and overall the sustainability appraisal indicates many positive environmental, social and economic advantages. Securing sustainable locations for new developments will help to reduce traffic impacts.

- In considering the location of new facilities, seven principles were consulted upon. Ease of access to facilities (i.e. they are close to where the users live, they are within or close to town centres and accessible by foot/bike or public transport) was considered to be most important. These are sustainable principles as evidenced by the Sustainability Appraisal and reflected in the preferred policy.
- As a result of community involvement on the key issues and options as well as policies emerging from the South East Plan, greater recognition is given to health and education in the preferred policy approach. The needs of vulnerable people including the elderly, children and young people are also highlighted.

Providing for new leisure and cultural needs

Community involvement on the Key Issues and Options

- 60% of respondents supported the combination of making better use of existing premises as well as the provision of new sites and facilities. 32% supported protection and making better use of premises and sites through sharing of space and adaptations to buildings.
- Lancing College stated that the Core Strategy should allow for the upgrading of existing leisure facilities.

Consideration of the options

The Open space study undertaken by consultants in 2005 concluded that there is an under-supply of swimming and health and fitness facilities in the District as well as a small under-supply of sports halls.

Option (i) – Should new sites and facilities such as a swimming pool or a cinema be provided to meet new leisure needs, for example, as part of major new mixed development schemes?

Option (ii) – Protecting and making better use of the premises and sites we have through sharing of space and adaptations to buildings?

Option (iii) – Should we seek a combination of making better use of existing premises and sites and at the same time providing new sites and facilities?

The provision of larger schemes within mixed use developments is likely to bring more social benefits although such uses might compete with housing and business floorspace needs (SA). The study identified an under-supply of sporting facilities in the District so it is considered that new sites and facilities should be provided but opportunities to improve and make better use of existing premises should also be promoted.

Preferred policy option

COM1 Existing and New Community, Leisure and Cultural Facilities

It is proposed that the Core Strategy should ensure that:

- **All community, leisure and cultural facilities are protected and, where possible, enhanced.**

<ul style="list-style-type: none"> • The loss of any community, leisure or cultural facilities will only be allowed in exceptional circumstances where it is demonstrated to be surplus to requirements or can be provided in a better location elsewhere.
<ul style="list-style-type: none"> • If any land or building in community use is declared surplus, the priority is for an alternative community use (including care and support facilities) to meet local needs. If there is no realistic possibility of sole community use, the preferred alternative use is a mixed development including some new community facilities.
<ul style="list-style-type: none"> • Enhanced education facilities including new college and school buildings for the local community are supported; • Development at Lancing College essential to its educational role is supported as long as this respects its location within the South Downs AONB, its rural setting and its listed buildings;
<ul style="list-style-type: none"> • The provision of new and enhanced primary health care and related activities as identified in the emerging Strategic Service Development Plan are supported, subject to design, accessibility and location; • New provision takes account of the needs of vulnerable people, both in terms of the type of facility, its design and accessibility.
<p>New major development should provide or contribute to new community, leisure and cultural facilities or improve existing facilities. Any new facilities should be in sustainable locations readily accessible by different modes of transport. Proposals which allow the opportunity for joint provision and sharing of premises should be promoted.</p>

Regenerating the most deprived areas

Community Involvement on Key Issues and Options

- Fishersgate is identified as the area most in need of new facilities (48%) followed by Lancing (21%)
- The NHS identifies Lancing as a particular area with problems of inadequate premises to meet health needs

Consideration of the Options

Options for targeting specific residential deprived areas were not considered at the key issues stage. Rather, the focus was securing regeneration to benefit the district as a whole and also on specific *economic* regeneration sites such as Shoreham Harbour. Following consultation, some areas have been identified as lacking in facilities (in response to the question asking for information as to the areas most in need of facilities). Further work by Adur in Partnership (LSP) is focussing attention on specific deprived areas and the need for targeting resources to these areas. Specific needs for these areas include those for health, education, child care, youth facilities and for premises to allow communities to come together to build capacity and improve local outcomes. Not to target the needs of these residential areas could mean that such areas take much longer to improve and people suffer a poorer quality of life for a longer period of time.

Preferred policy option

COM3 Deprived residential areas

It is proposed that the Core Strategy promotes the regeneration of the wards most in need - Eastbrook (Southwick), Southlands (Southwick), Mash Barn (Lancing) and Churchill (Lancing) in line with the priorities of the Community Strategy by ensuring that:

- These are the focus for the provision of new and improved community facilities, particularly for health, education, child care and youth.
- A greater mix of development including new affordable homes is sought to secure sustainable communities
- Opportunities for new employment (including higher value jobs) and skills training are sought
- Environmental improvements to the street scene and open spaces are secured
- Improved infrastructure is secured

Infrastructure and Planning Obligations

Community Involvement on Key Issues and Options

- Southern Water (SW) made the following comments regarding infrastructure during the consultation process:
 - The Core Strategy should refer to developer contributions towards transport, education, community, social care and health facilities as well as open space, affordable housing, training and childcare;
 - The Core Strategy needs to consider safeguarding of land required to secure the provision of utility services;
 - The phasing of development to coincide with provision of services needs to be considered.
- Members of the public have expressed concerns that the problems caused by the current water shortage will be exacerbated by new development.
- The Environment Agency stated that the adequacy of infrastructure to serve and protect proposed development must be highlighted (EA);
- Network Rail stated that they consider it reasonable to fund significant improvements to transport infrastructure through the pooling of planning contributions that are taken from developments.

Preferred Policy Option

- The preferred approach is to ensure that infrastructure deficiencies are not made worse by new development and that new development meets the needs that it generates for new or improved infrastructure. As a result of consultation with infrastructure providers, it is considered phasing should be included in the preferred approach in order to ensure, as far as possible, that infrastructure is provided prior to new development being occupied or becoming operational.

- The preferred approach is also to ensure that development pays for the infrastructure it requires to support its needs. The range of facilities, services and infrastructure where contributions may be sought include:
 1. Transport (including sustainable transport) and access requirements
 2. Healthcare
 3. Education
 4. Community and leisure facilities
 5. Libraries
 6. Open space and play space
 7. Affordable housing
 8. Fire services
 9. Flood defence
 10. Public realm and art
 11. Waste and recycling
 12. Heritage
 13. Nature conservation
 14. Any other requirements specified in the West Sussex County Council Supplementary Planning Guidance Note on Planning Obligations Promote and encourage coordination between service providers;
- It is considered that given the changing climate, water supply issues are likely to become more prominent. Therefore it is considered that the core strategy should be proactive in addressing these potential problems and ensure that water supply issues can be overcome prior to allowing any development in areas with water supply problems, including through sustainable water and energy efficiency measures as part of new development.

IN1 Infrastructure and Planning Obligations

It is proposed that the core strategy should:

- Ensure any proposals include suitable arrangements for the improvement or provision of infrastructure, services and community facilities made necessary by the development;
- Ensure contributions are secured from new development towards the infrastructure required to meet the needs created by development;
- To support local measures to address deprivation and promote regeneration;
- Ensure that no new development is allowed in areas with drainage, sewerage or water supply problems unless the developer and/or the relevant water company is able to satisfy the Council that the development will either not exacerbate the problem, or adequate mitigation measures can be provided to remedy any problems it would create;
- Ensure the provision of infrastructure is co-ordinated and phased with the delivery of development;
- Promote opportunities to provide new water facilities where necessary to meet the water demands of the existing and future population of Adur;
- Promote opportunities to provide for any other necessary infrastructure requirements to meet the demands of the existing and future population of Adur;
- Support the sustainable management of the District's waste by promoting work with partners and other neighbouring authorities. The Strategy will take into consideration the policies of the Minerals and Waste Development Plan Documents.

Further details will be included in the submission document if they are available.

NOTES OF THE MEETING OF PLANNING AND REGULATORY COMMITTEE 2 MAY 2006 ON 2ND TRANCHE POLICIES AND PROPOSED CHANGES

- ✓ The policy on deprived areas deals with those areas most in need at the current time although these may change in the future. The policy should indicate that such areas may change in the future. It was agreed that it was unnecessary to change the policy wording but that the supporting text should refer to monitoring of deprived areas and that new areas may arise in the future.
- ✓ There are no references to water supply in the policies when this is a significant issue at the present time and likely to worsen with new development. It was agreed that although there are policies on infrastructure and eco buildings, the issue needs to be better addressed in the Core Strategy.
- ✓ The question was asked as to what protection is given in the Core Strategy to those sites which are currently designated AONB but may be de-designated if not included in the future South Downs National Park. Clarification was given that the thrust of the strategy is on the use of brownfield sites for new development rather than green field. The current plan is saved and policies protect countryside sites. Account would also be taken of the proximity of the National Park to such sites if any came forward for development.
- ✓ Cllr Nicklen wants to meet up with planning officers to discuss the need for the provision of new homes for Lancing.

APPENDIX 4
 PROPOSED CHANGES TO 2ND TRANCHE POLICIES (changes are highlighted)

POLICY	REASON FOR CHANGE
<p data-bbox="150 349 512 387">REASON FOR CHANGE</p> <p data-bbox="150 427 352 465">COMMUNITY</p> <p data-bbox="150 501 663 680">COM1 Existing Facilities COM2 Providing New Community Facilities L1 Existing and New Leisure and Cultural Facilities</p> <p data-bbox="150 719 638 826">These three policies will be combined. The policy will read as follows:</p> <p data-bbox="150 866 659 974">COM1 Existing and New Community, Leisure and Cultural Facilities</p> <p data-bbox="150 1014 588 1084">It is proposed that the Core Strategy should ensure that:</p> <ul data-bbox="150 1124 699 2078" style="list-style-type: none"> <li data-bbox="150 1124 699 1232">• All community, leisure and cultural facilities are protected and, where possible, enhanced. <li data-bbox="150 1272 699 1563">• The loss of any community, leisure or cultural facilities will only be allowed in exceptional circumstances where it is demonstrated to be surplus to requirements or can be provided in a better location elsewhere. <li data-bbox="150 1603 699 2007">• If any land or building in community use is declared surplus, the priority is for an alternative community use (including care and support facilities) to meet local needs. If there is no realistic possibility of sole community use, the preferred alternative use is a mixed development including some new community facilities. <li data-bbox="150 2047 699 2078">• Enhanced education facilities 	<p data-bbox="721 647 1259 902">Officer recommendation: Having carried out a Sustainability Appraisal on each of these options, it was considered that the policies related to similar issues, were set out in similar ways, and could be combined to prevent any duplication.</p>

including new college and school buildings for the local community are supported;

- Development at Lancing College essential to its educational role is supported as long as this respects its location within the South Downs AONB, its rural setting and its listed buildings;
- The provision of new and enhanced primary health care and related activities as identified in the emerging Strategic Service Development Plan are supported, subject to design, accessibility and location;
- New provision takes account of the needs of vulnerable people, both in terms of the type of facility, its design and accessibility.

New major development should provide or contribute to new community, leisure and cultural facilities or improve existing facilities. Any new facilities should be in sustainable locations readily accessible by different modes of transport. Proposals which allow the opportunity for joint provision and sharing of premises should be promoted.

COM3 Deprived Residential Areas

(No change to policy but supporting text to refer to monitoring of deprived areas)

IN1 Infrastructure

W1 Waste

The above two policies are to be combined.

Two additional bullet points will also be added to this policy which will read as follows:

Promote opportunities to provide

Suggested by Planning & Regulatory Committee.

Officer recommendation: To provide a more strategic policy suitable for a core strategy.

Suggested by Planning & Regulatory Committee. It has been added in recognition of existing and future

<p>new water facilities where necessary to meet the water demands of the existing and future population of Adur;</p> <p>Promote opportunities to provide for any other necessary infrastructure requirements to meet the demands of the existing and future population of Adur.</p>	<p>water supply problems and in order to take a proactive stance in ensuring the existing and future population of Adur have adequate access to water.</p> <p>This addition was suggested by officers in light of the addition of the above bullet point. It has been added in order to take a proactive stance in ensuring any other necessary infrastructure requirements are available to the existing and future population of Adur.</p>
<p>ENVIRONMENT</p> <p>ENV1 Nature Conservation and Biodiversity Considered that this policy should refer to social, economic and environmental reasons for development, rather than just social and economic.</p> <p>ENV3 Flood Risk Amend last sentence: The areas at risk of flooding are shown on the latest flood risk maps produced by the Environment Agency.</p> <p>ENV7 Gaps Between Settlements This policy now reads as follows:</p> <p>Land Between Shoreham and Lancing It is proposed that the core strategy should protect and enhance the land between Shoreham and Lancing as an open area to retain the separate identity and character of these settlements. Within this context it should also:</p> <ul style="list-style-type: none"> • Promote opportunities for recreation and community uses including enhanced pedestrian and cycle links and better access for those with mobility difficulties; • Promote the airport as a key location for regeneration and new employment providing this respects the open character of the landscape. • Allow for transport improvements 	<p>Amendment to the policy suggested by a representative of the Environment Agency whilst carrying out a sustainability appraisal of the policy.</p> <p>As maps are subject to change, flood risk areas will not be illustrated within the document.</p> <p>This policy was changed following discussions with GOSE. This new policy is considered to allow greater flexibility with regard to potential development in the gaps in line with GOSE's guidance. The policy is also less generic and deals with the two gaps separately and looks at the different issues within the gaps as well as those that they have in common.</p> <p>Access for those with mobility difficulties is an issue that was identified as missing as a result of undertaking a sustainability appraisal.</p>

in the area to address congestion and access problems and to secure regeneration benefits in the latter half of the plan period.

Land Between Sompting and Worthing

It is proposed that the core strategy should protect and enhance the land between Sompting and Worthing as an open area to retain the separate identity and character of these settlements. Within this context it should also:

- Promote opportunities for informal recreation and community uses including enhanced pedestrian and cycle links and better access for those with mobility difficulties;
- Protect and enhance the Sompting conservation area;
- Allow for transport improvements in the area to address congestion and access problems and to secure regeneration benefits for both Adur and Worthing in the latter half of the plan period.

The detailed boundaries of these gaps will be reviewed formally as part of the preparation of a Sites Allocation Document. The size of these gaps will be no greater in size than is necessary to maintain the identity of the settlements and to prevent their coalescence.

ENV8 The South Downs

Considered that the policy should refer to social, economic and **environmental** needs of communities, rather than just social and economic.

ENV9 River Adur

Amend the 2nd bullet point as follows: **Seeking appropriate** measures to address **flooding and** sea level rise.

ENV11 The Built and Historic Environment

See ENV7

Advice from the Environment Agency to strengthen this aspect.

<p>The following paragraph has been added to the policy:</p> <p>The core strategy will also seek to secure environmental improvements where needed in the public realm.</p>	<p>This has been added as a result of comments made by the Director of Services.</p>
<p>HOMES H2 Locating new homes It is proposed that the Core Strategy will accommodate new residential development, including as part of mixed use developments, with priority being given to the use of previously developed land.</p>	<p>Amendment to the policy suggested by the Adur in Partnership Housing Action Group, to make clear that whilst priority will be given to the use of previously developed land, the use of greenfield land (particularly within the built up area) is not excluded.</p>
<p>H3 Securing affordable homes Seeks a minimum of 35% affordable housing on site from new residential developments and ensure that these are genuinely affordable to those in housing need.</p> <p>Such housing will be sought from developments of 10 dwellings or more, or on sites of 0.25 of a hectare or larger unless it can be demonstrated that the exceptional circumstances of the site make it unviable to do so.</p> <p>Delete the words "including for key worker housing" from the policy.</p> <p>Amend percentage of social rented accommodation being sought from 60% to 67%.</p>	<p>Amendment suggested by the Adur in Partnership Housing Action Group who wanted the policy to ensure that the affordable housing is genuinely available to those it is intended for.</p> <p>Officer change to wording following the above amendment.</p> <p>Amendment suggested by the AiP Housing Action Group; all developments could have particular circumstances as to why affordable housing should not be provided (e.g. cost of land etc.)</p> <p>Amendment suggested by the AiP Housing Action Group who felt that by including reference to key workers in the policy this could be interpreted as only key worker housing needs to be provided as the affordable housing element of a development.</p> <p>Officer change. The Housing Needs Survey refers to two thirds of any affordable housing provision to be for social rented accommodation which is 67%.</p>
<p>H4 Housing mix, density and design</p>	

<p>All housing development is to be of a high standard of design and construction, respecting and enhancing the characteristics of the area and promoting sustainable communities</p>	<p>Officer change. Delete the words "high density". All housing development should be of a high standard of design and construction.</p> <p>Amendment suggested by the AiP Housing Action Group who considered the word "enhanced" should be added to the sentence, as the policy should be encouraging improvement to the area.</p> <p>Minor changes have been made to the order and wording of the policy as a result of this amendment</p>
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APPENDIX 5

PROPOSED CHANGES TO 1st TRANCHE POLICIES (changes are highlighted)

A number of changes are proposed to the first tranche of policies previously approved by the Committee to make these clearer and to correct minor errors

POLICY	REASON FOR CHANGE
<p>SHOPPING AND TOWN CENTRES The following policy has been added:</p> <p>SW1 Southwick Town Centre It is proposed to protect Southwick as a valuable local shopping area by maintaining the variety of shop uses.</p>	<p>Suggested by the Planning and Regulatory Committee. It was considered that because Southwick town centre is owned by the Council, this policy should be added to recognise these individual circumstances and the additional control the Council has regarding uses in the town centre.</p>
<p>EMPLOYMENT</p>	
<p>Amend the following preferred policy options as follows (new wording in bold):</p>	
<p>Protection of existing employment land It is proposed to protect existing employment land and to encourage their upgrading so that they meet modern standards required by business.</p> <p>In the following employment areas it is suggested that conversion to other uses would be resisted due to their location and economic value.</p> <ul style="list-style-type: none"> • Lancing Business Park • Shoreham Airport • Dolphin Road • Harbour Way <p>Other existing employment sites should also be protected, but they could be released in part or in full for other uses to meet specific local needs if one or more of the following criteria are met:</p> <ul style="list-style-type: none"> • Long-term vacancy in spite of marketing activities, and no potential for redevelopment to any suitable type of employment. • Overall sufficient and diverse supply on sites 	<p>Add criterion to highlight that it</p>

<p>elsewhere in Adur.</p> <ul style="list-style-type: none"> • Site cannot meet modern needs in terms of flexibility, access, security, quality of the environment • Conflict with neighbouring uses • Secure the economic regeneration of the wider site 	<p>might be necessary to release parts of a larger employment site in need of regeneration for another use in order to enable the regeneration of the whole site.</p>
<p>The Visitor Economy</p> <p>It is proposed to improve the visitor economy in order to support regeneration, job creation and the quality of life in Adur.</p> <p>The following uses and activities would therefore be promoted through new mixed developments:</p> <ul style="list-style-type: none"> • Cafes and restaurants, hotels, B&Bs and tourist information facilities • Venues for cultural events (cinema, theatre, concert, open-air stage) • Facilities to meet the needs of local businesses for conferences and training. • Leisure facilities, in particular water-based such as marina and facilities for angling, canoeing, boating, surfing, bird watching and swimming. • Access to the river and the coast (riverside and beach walks, slipways) and the South Downs (designated paths for walking and cycling, visitor centre) • Tourist attractions <p>Such developments should take place on brownfield land. Only in exceptional cases the use of greenfield sites would be acceptable (sequential approach).</p>	<p>Adding 'tourist attractions' to address opportunity for potential larger-scale tourism development (e.g. a viewing platform or a well-being centre) with regeneration and employment benefits.</p> <p>Reflects result of Sustainability Appraisal.</p>

REGENERATION	
Amend the following preferred policy options as follows (new wording in bold):	
<p>Regeneration</p> <p>It is proposed to promote sustainable economic growth and regeneration to benefit Adur and the wider coastal sub region working with relevant agencies. This will be achieved through:</p> <ul style="list-style-type: none"> • Providing new housing and employment floorspace to meet local needs, to attract inward investment and to help diversify Adur’s economy • Unlocking the regeneration potential of Shoreham Harbour in line with the Shoreham Maritime Vision, Shoreham Airport and the town centres of Shoreham and Lancing • Support regeneration opportunities from the redevelopment of the Cement Works working with Horsham District Council • Securing new infrastructure, including significant transport improvements to support regeneration • Seeking opportunities to enhance training to ensure that residents can access and benefit from existing and new job opportunities <p>Measures will be required to ensure that the impact of regeneration through new development on the environment is minimised.</p>	Reflects result of Sustainability Appraisal.
<p>Shoreham Airport</p> <ul style="list-style-type: none"> • It is proposed that the airport will be a key location for regeneration and new employment with the addition of further development land for high-quality and airport related businesses. • It is proposed to support the role of the airport as a centre of General Aviation, commercial and business travel, and as a visitor attraction. • Sustainable transport access will be needed as well as measures to mitigate flood risk, environmental and traffic impacts. High quality design will have to be secured. 	Address Environment Agency concern about development at the airport. Reflects result of Sustainability Appraisal.
<p>Shoreham Cement Works</p> <ul style="list-style-type: none"> • Working with Horsham District Council to unlock the regeneration potential of the Cement Works and its restoration compatible with its sensitive location 	

<p>within the AONB</p> <ul style="list-style-type: none"> • To secure high quality development for employment, leisure and/or tourism uses • To ensure that the necessary transport and infrastructure improvements are provided and that sustainable transport opportunities are secured at the outset • That the scheme is comprehensive for the whole site including land within Adur and Horsham and includes measures to minimise and mitigate environmental impacts. 	<p>Reflects result of Sustainability Appraisal.</p>
<p>Delete the following preferred policy option and replaced by supporting text for Regeneration policy:</p>	

East Worthing (EWAR)

Option 1

It is proposed that the EWAR scheme will not be pursued and the Strategic Gap boundary will be extended to the west to the border of the built-up area. The significant housing and employment land needs will be met at other locations.

Option 2

It is proposed that EWAR is re-aligned further to the east to provide better access to east Worthing and access to new developments on the west side of Lancing. Environmental and landscape mitigation measures would be applied as well as a comprehensive transport solution considering all relevant modes of transport.

“An area on the eastern side of Worthing within Adur is identified in the adopted Local Plan for new employment use associated with a new access road. This road was to provide better access to both new and existing business areas and to reduce traffic in existing residential areas. This proposal has not been implemented.

Reviewing the Local Plan approach, the 4 following options were put forward at the Issues and Options stage:

- 1. To reserve the area for exceptional and prestigious types of employment**
- 2. To provide for a mix of employment and housing**
- 3. To provide solely housing**
- 4. Not to develop the area**

The consultation resulted in support in particular for mixed-use development (51 %). There was hardly any support for housing (only 5 %) and 20 % preferred no development. There are also significant links to the Strategic Gap issue. 45 % of respondents to the consultation preferred the Gap to remain as it is, whilst only 18 % would support changes to other uses such as employment or housing.

Following the Issues and Options stage a study has been completed which investigated the feasibility of the access road. This concluded that that the alignment as set out in the Local Plan is not feasible on account of its lack of significant traffic relief for the A27 as well as its environmental impacts in terms nature conservation and flood risk. The study recommended a re-aligned route further to the east. This would provide more effective transport improvements for the A27. However, it would still have significant negative impacts on the environment. Moreover, as confirmed by a study on the urban fringe and also by the sustainability appraisal, it would have a major impact on the strategic gap separating Sompting and Worthing. A new road could also have considerable cost implications as it could not be funded solely by the private sector.

Overall, such as road could only be supported as a package of transport measures to secure strategic economic regeneration benefits for the coastal sub-region as well as a significant amount of new housing. Further work needs to be undertaken by both Worthing and Adur to assess the highway and traffic improvements

<p>Transport</p> <p>Amend the following preferred policy options as follows (new wording in bold):</p>	
<p>Road Infrastructure Requirements</p> <p>Complementary to the support of sustainable transport it is proposed that the Core Strategy supports and makes provision for key road infrastructure requirements in the district including measures such as redirection of traffic, junction improvements, traffic calming, and where necessary new roads.</p> <p>Criteria for the identification and assessment of measures should include:</p> <ul style="list-style-type: none"> • Need for measures in terms of improving access and safety and reducing congestion • Transport model to assess the transport impact of the measure • Comprehensive package of transport measures – ensuring that all opportunities in terms of the hierarchy of sustainable modes of transport and alternative solutions (e.g. provision for improved delivery services) have been explored and taken into account • Potential to support regeneration, employment and business, in particular of Shoreham harbour and town centres • Potential to reduce HGV/freight movements near residential areas • Impact on its environment including drainage, habitats, townscape and landscape as well as justification for potential loss of land. • Realistic funding opportunities 	<p>Reflects results of Sustainability Appraisal.</p>
<p>Car Parking</p> <p>Public Car Parks</p> <p>It is proposed to provide enough car parking to provide good access to facilities and to maintain the economic vitality of the community and at the same time not to encourage unnecessary car use.</p> <p>Public car parks of strategic importance should be protected.</p> <p>Other public car parks should also be safeguarded, but in some circumstances a car park could be released for another use if the following criteria apply:</p> <ul style="list-style-type: none"> • It is not well used or the loss of parking spaces could be replaced elsewhere. 	<p>Reflects results of Sustainability Appraisal.</p>

- There is no significant impact for local businesses
- It causes a significant negative impact on the environment

New car parks should generally be resisted. If new sites are proposed they must meet the following criteria:

- Clear need for car parking provision
- It is in a location that supports local businesses, community facilities and shopping
- There are no significant negative **visual and environmental** impacts

Measures to improve the efficiency of car parks regarding safety, access, layout, **design and landscaping** to maximise the use of space should be supported.

Private car parking

A Supplementary Planning Document (SPD) about Car Parking Standards and a new Total Access Demand (TAD) scheme will be produced to provide maximum thresholds for the provision of car parking in new developments and to maximise the potential for public transport use.

Moreover, the sharing of car parking between different venues/uses at different times should be promoted.

APPENDIX 6
MAIN FINDINGS OF TECHNICAL STUDIES UNDERTAKEN TO INFORM THE NEW
DEVELOPMENT PLAN

Adur District Council Retail Study

Undertaken by DTZ Piedad Consulting

Summary

Introduction

PPS12: 'Local Development Frameworks' states:

'At the earliest stage in the preparation of the development plan document, and particularly for preparation of the core strategy, the local planning authority should gather evidence about their area. This may include studies to be undertaken or commissioned. This evidence will be relied upon by the local planning authority in testing the soundness of the development plan document at independent examination.'

Given the advice of PPS12 it was considered essential to have up to date information on the general health of the town centres and the best way forward in enhancing their vitality and viability. As a result, a retail study was undertaken by DTZ Piedad Consulting on behalf of the Council and was completed in March 2006.

The Findings of the Study

1. Shoreham-By-Sea Town Centre

- Does not have the critical mass or quality of a major comparison goods shopping destination to compete directly with the highest order centres in the region;
- Will continue to lose shoppers and trade to dominant centres in the hinterland and it is difficult to envisage that the town's present comparison goods offer could be significantly improved to 'clawback' this leakage;
- Opportunities exist to provide more complementary specialist and niche retailing;
- Somerfield foodstore provides an important anchor role to the overall retail offer, attracting shoppers and generating footfall and spend across the centre. The role of this foodstore should be maintained and enhanced;
- Would benefit from a new national foodstore operator trading either in, or on the edge of the primary shopping area, preferably located on the south of the town centre to balance trading patterns;
- The harbour frontage and waterfront area would benefit from additional new investment and retail development;
- Ropetackle has introduced a significant number of new residents into a tired part of the centre and has, in turn, created vitality from which shops and leisure uses benefit;
- The introduction of traffic management measures would help to make the town centre a more pedestrian-friendly and attractive environment, thereby enhancing its overall role and status. Such measures could include widening pavements and the introduction of traffic-calming measures, and the pedestrianisation of East Street and St Mary's Road. Also recommend that the Council commission a transport and car parking strategy;

- There are limited opportunities to redevelop and extend Shoreham's retail offer at the present time due to physical and policy constraints;
- One potential opportunity site is Parcel Force which could act as a springboard for future investment and development along the waterfront to the east and in the rest of the town centre. The most appropriate use for maximising the value of the site and its locational benefits would be a high quality (landmark) mixed use scheme which maximises the views of the harbour. This scheme could comprise residential uses and active ground floor frontages, to include retail (potentially a supermarket), restaurants and bars which would benefit from the waterfront views and generate stronger linkages with the town centre.

2. Lancing Town Centre

- Performs an important role as a functional town centre mainly catering for day-to-day retail, leisure and service business needs of its local resident catchment population;
- Its food stores (Somerfield and Co-Op) are important anchors, as they generate frequent shopping trips, footfall and spend;
- The food and convenience goods shopping role should be maintained and enhanced as a priority, as the foodstore anchors have made the centre a more convenient and attractive food-shopping destination. This, in turn, has reduced the need for and frequency of, car-borne food shopping trips to other towns and out-of-centre stores;
- The limited scale of new retail development in recent years suggests that whilst the centre continues to be vital, it is not particularly viable in attracting new development and investment. This could be explained by the limited opportunities for new development in the town centre;
- The Freshbrook School site could become available within the next 5-10 years and would create an unrivalled opportunity for a new mixed-use development close to the heart of Lancing's prime retailing pitch. New development on this site could act as a catalyst for further regeneration of the town centre by improving both the residential and commercial offer. Any new scheme in this location should be a high quality landmark development.

3. Southwick Town Centre

- Future performance and prospects depend on its ability to continue to meet local needs effectively;
- Every opportunity should be taken to sustain or enhance the important convenience shopping function and to continually seek to improve its existing environment and townscape quality.

4. Overall Conclusions for the District

- Shoreham, Lancing and Southwick are all, to varying degrees, relatively healthy and viable retail centres;
- Mainly function as convenience shopping destinations, attracting a high proportion of walk-in trade as well as trips by car and bus;
- Shoreham and Lancing are seasonal tourist destinations;
- Each centre's offer comprises, to varying degrees, a range of service businesses (such as hairdressers, pharmacies, banks etc.), leisure uses (such as pubs, restaurants, cafes, and sandwich bars) and community facilities. This wider offer underpins both their daytime and evening economies;

- Lancing and Southwick do not have a strong (quality) restaurant or evening offer, and there is also potential to strengthen the eating and drinking offer in Shoreham to meet growing local demand (such as new residential developments e.g. Ropetackle) and also cater for any potential increase in tourists and visitors to the area;
- A report by English Heritage and the Commission for Architecture and the Built Environment called "*Shifting Sands*" looked at how to ensure the future prosperity of seaside resorts. Amongst its many recommendations, the research highlighted the need for partnership working. A number of key considerations were identified if, for 12 months of the year, seaside towns are to be successful and viable. These were good/improved transport connections, key visitor attractions, (safe) evening economy, clean beaches and water, opportunities for new business and creation of real jobs, and opportunities for affordable housing. The main approaches recommended were a strong master-planning process, a series of zoned plans and foci for future development, working with designers to generate ideas, and adopting policies and practices to promote design quality;
- If new opportunities are not identified to accommodate the forecast capacity over the next 5-10 years, then the Council could face increased pressures from developers and operators for new out-of-centre comparison and convenience retailing. If this is the case then the Council may have to consider the need to extend existing shopping facilities in out-of-centre locations.

Adur Employment Land Study – Summary of findings

Introduction

Consultants Step Ahead Research Ltd. were commissioned to undertake in line with Government guidance an Employment Land Review (ELR) to provide a detailed analysis and understanding of

- the quantity, nature and quality of existing and allocated employment land and premises within the district, and
- the extent to which that supply can meet future demands.

It is intended to inform in particular the employment land and regeneration policies for the Adur Development Plan.

The Adur Property Market

The Adur property market has recently absorbed relatively modest net development rate in the region of 4,000 sqm of employment floorspace per annum. Demand for new and redeveloped space is healthy, and over one-third of the respondents to a business survey anticipate needing other or additional premises in Adur during the next 5 years.

The primary locations for existing employment floorspace include Lancing Business Park, Shoreham Town Centre and Dolphin Road. They incorporate a wide mix of uses - small and larger unit, newer and poorer quality. This can present some problems in attracting higher quality development and occupier interest, particularly where more unsightly uses impact on the environment of surrounding redevelopment sites.

Projected employment growth in service sectors will need to be matched by continued small-scale steady development of business premises. A number of the potential employment sites have scope to accommodate such demand, including Shoreham Cement Works and Shoreham Airport, Ropetackle North and Eastbrook Allotments, as well as parts of the Harbour area as part of mixed use redevelopment schemes.

The industrial and warehouse sectors are currently much more significant in Adur. The majority of potential land for industrial and warehouse development is in the Harbour area, and subject to significant development issues and constraints. Until these issues are resolved, the market will need to rely on small-scale redevelopment of older premises to meet demands for higher quality modern floorspace.

Policy Recommendations

Adur District Council will need to make a strategic decision about the level of potential development that the Adur Development Plan should support. This will need to be informed by indications of floorspace demand, the economic vision as well as decisions about other strategic land use choices. A key question will be whether

- to maintain sufficient employment land provision to meet the original Structure Plan target of over 8,000 sqm per annum, which will require the identification of significant additional land allocations or
- to allow for a provision associated with a lesser rate of development. At least a continuation of existing development trends of around 4,000 sqm net additions to the

stock each year. Over the next 10 years is envisaged that about one third has potential to come from re-development of existing vacant units. To meet the rest of this provision there will thus need to be further development on identified potential sites.

Adur should continue to offer a range of sites with scope to accommodate employment development, as there is considerable uncertainty about the rate at which vacant and potential sites in existing industrial/employment locations will come forward for redevelopment. Moreover, there are significant un-resolved planning issues relating to all the major potential sites that may persist.

In particular, decisions about the future of Shoreham Harbour and Shoreham Airport may have a profound influence on land supply. Because of development costs, it is likely that mixed-use permissions will be needed to encourage the development of land for new employment uses, and overall the land supply appears to permit this. The Airport site presents an opportunity to provide a significantly higher standard of business park space (which is in short supply in the coastal area as a whole) than Adur's current offer. The potential to provide an East Worthing Access Road is being explored in a separate study. If the road is not considered viable, additional provision at other locations such as the Airport becomes even more important.

For land currently in employment use it is generally recommended to encourage the redevelopment of these sites for new business employment uses. However, there are some specific locations where it may be appropriate to permit loss of employment sites to other uses, because sites cannot meet modern needs and conflict with neighbouring uses or to support regeneration through mixed-use schemes.

It will be necessary to monitor the rate at which needs are being met. If development takes place at a rate substantially above the expectations and there is deemed to be a sufficient and diverse supply, there may be scope to allow for the release of employment land to other uses.

Another important aspect is the quality of existing industrial areas and policy approaches, which encourage their up-grading so that they can attract redevelopment for higher specification B1 and industrial uses. Whilst this is slow to achieve, it might be pursued through a policy of requiring replacement uses in key industrial locations (such as Lancing) to be cleaner, permitting changes that improve access to industrial estates and the re-siting of unsightly uses to specific locations.

Study on Open Space, Sport and Recreation in Adur – Summary of findings

Introduction

Consultants PMP were commissioned to undertake a study of open space, sport and recreation in Adur to help the Council to ensure the most effective and efficient provision and use of open spaces within the district. The study will also help to inform policies in the new Development Plan that is being progressed.

The study provides an overview of the existing and future open space, sport and recreation needs in the district and the current ability to meet those needs. It covers parks and gardens, natural and semi-natural areas, green corridors, amenity green space, provision for children and young people, indoor and outdoor sports facilities, allotments, cemeteries and churchyards and beaches.

Background

The main focus of the study was to

- prepare an audit of all open space, sport and recreation facilities within the district,
- undertake an assessment of local need,
- identify and establish robust local standards, and
- ensure that any shortfall or surplus in provision are identified against these standards.

The study will help the Council to ensure the most effective and efficient provision and use of open spaces within the district and help to respond appropriately to any pressures from current and future development.

It will also inform future planning policy, and in particular the preparation of the Council's Local Development Plan – Core Strategy, which is targeted for adoption in 2007.

Findings of the Study

The study reflects consultation exercises with the local community, Council officers, youth forums, open space agencies and sports clubs. The general conclusion is that overall the quality of open space rather than the quantity, which is the key issue, and in particular misuse and poor management and maintenance as well as problems with dog fouling, litter and graffiti.

In terms of the different types of open space the findings are as follows:

Parks and gardens: There are currently five parks and gardens within the district. The geographical distribution is poor with many residents falling outside the recommended catchment of a park or garden.

Consultant recommendations: The main priority areas for future provision include the Shoreham central area, the majority of the coastal area and large residential areas in Lancing and Sompting. In terms of quality Lancing Manor Park provides a local benchmark for other parks to aspire to. It might be possible to attain Green Flag status for the Manor Park.

Natural and semi-natural areas: The South Downs offer a vast amount of accessible protected countryside. Some residents are concerned about the mis-use of some sites by users such as mountain bikers.

Consultant recommendations: Accessibility to some sites by public transport or with wheelchairs or pushchairs needs to be improved. Gaps in provision appear to be most prevalent in the north and east of Shoreham town centre.

Amenity green space: The provision of amenity green space is relatively evenly spread across the district, but there are small pockets of residential areas without sufficient provision. In terms of quality, poorly maintained streetscape and public amenity areas with litter and dog fouling have in recent years been a significant problem.

Consultant recommendations: Consideration to additional provision should be given in particular concerning the south parts of Cokeham Ward (Sompting) and the east part of Widewater Ward (Lancing). The qualitative problems should be addressed through maintenance plans.

Provision for children and young people: The majority of sites for young people are of high value. The distribution of child play areas is spread evenly across the district, with only a few pockets sitting outside recommended catchment areas.

Consultant recommendations: Such pockets where the provision should be improved include North Lancing, the north of St Nicholas Ward and the south of Buckingham Ward.

Sports facilities: There is a minor shortfall in outdoor sports facilities and also scope to increase access to swimming, health and fitness facilities.

Consultant recommendations: The additional demand for a swimming pool could be met by improved access to the Lancing College pool or a new pool in the west of the district. The cost of running a new pool could be offset by income generated from combining it with new health and fitness facilities. Outdoor facility provision could be improved by better access for the community to school facilities.

Allotments: Demand for allotments is currently not increasing. If there is to be additional demand for allotments in the future, priorities for development are in the west.

Consultant recommendations: Further investigation should be undertaken into the demand for allotments.

Cemeteries and churchyards: In general the quality of cemeteries and churchyards is good. However, there are concerns over accessibility at some sites.

Consultant recommendations: There is a need to improve accessibility at St James the Less, St Michael's and St Mary's Church, St Julian's Churchyard and Lancing & Sompting cemetery.

Green corridors: There are only two major green corridor routes at present.

Consultant recommendations: Future development needs to encompass linkage between large areas of open space, opportunities to develop the green corridor network and using potential development sites such as dismantled railway lines that already exist - for example the Downs Link from St Martha's Hill to Shoreham.

Beaches: The beaches are important areas of open space and are widely valued by residents and visitors. However, there is some concern about their quality and cleanliness.

Consultant recommendations: The further development and implementation of the Coastal Management Strategy is important for their protection and enhancement. Obtaining Seaside Beach Awards for several beaches could be considered.

Conclusion

The overall quantity of open space is satisfactory. And Adur has predominantly good quality and accessible open spaces. However, there are some areas, which do not meet the minimum provision standards for certain types of open space.

The study states the need for an over-arching strategy for open space, sports and recreation and the updating of management and maintenance plans, taking into account current legislation, quality standards and increasing public demand. The resources for such activities need to be explored.

It is also recommended that a strategic policy about open space should be contained within the Council's Local Development Framework. A detailed Supplementary Planning Document could build on this, outlining required open-space contributions for on and off-site provision.

URBAN HOUSING POTENTIAL STUDY – SUMMARY

Planning Policy Guidance Note 3: Housing requires all local planning authorities to undertake an Urban Housing Potential Study to identify the housing potential within their urban area. Consultants (Baker Associates) were appointed by the Council in November 2004 to undertake such a Study for the District.

The aim of the Study was to assess the potential for further housing provision within the urban area of the District using a combination of detailed survey work and making assumptions about supply from small unidentified sites. The findings of the Study will be used to inform the Local Development Framework process and to justify policies and proposals.

The methodology used was consistent with government guidance and best practice advice. It is based on a comprehensive survey of the urban area, building on earlier survey work undertaken by the Council in 2002. The base date of the survey is 1 December 2004 and the time period to which it relates is up to 2016.

The boundary of the built up area as defined on the Local Plan Proposals Map was used as the boundary of the Study area, with the exception of Shoreham Town Centre, which was excluded as residential development was being considered as part of Shoreham Renaissance.

A net dwelling yield of 6 or more dwellings was used for sites that could be allocated in the Local Development Framework. Sites with a potential yield of 5 dwellings or less were excluded from the Study.

A comprehensive survey of sites was undertaken, using various sources to identify sites:

- Local plan allocations
- Previous site survey undertaken in 2002
- Sites put forward via consultation undertaken by the consultants
- National Land Use Database
- Desk based site identification
- Sites subject to pre-planning application inquiries

This initial investigation identified sites with potential for housing and excluded those with no evidence or obvious prospect of being available for development up to 2016.

Sites with potential for residential development

In assessing the suitability of the remaining sites for residential development, account was taken of the housing market, alternative possible land uses, characteristic and constraints.

The potential number of dwellings that could be accommodated on each site was estimated using both design templates, discussion with developers, market suitability, location, constraints and characteristics. The estimated yield for each site was based on densities advised in PPG3 of between 30 and 50 dwellings per hectare.

The total yield from identified sites is estimated to be 736 dwellings. The consultants consider all these sites are capable of coming forward during the period up to 2016.

Identification of provision from small sites of 5 dwellings or less

New dwellings continue to come forward from small sites that cannot be identified and an allowance needs to be made in the Local Development Framework for these sites.

To estimate this allowance, information on housing completions for the thirteen year period 1991/92 – 2003/04 was analysed. This included new build in infill sites, conversions, subdivisions, changes of use and extensions.

Based on this data, it is estimated that 231 dwellings could come forward over the period to 2016.

Conclusions of the Study

The findings of the Study indicate that there is a total capacity of 967 dwellings within the urban area of the District that could come forward for development in the period up to 2016. This can be phased in the following way:

2004-2006	155 dwellings
2006-2011	710 dwellings
2011-2016	102 dwellings

In total, 21 sites were identified as having potential for residential development. There is a mix of both public and privately owned sites, with most currently in business or leisure use.

The sites range in size from 0.08ha to 4.3ha, located across the District.

There is a range in potential density of development of between 32 dwellings per hectare and 163 dwellings per hectare.

The Study has identified sites that have potential for residential use. However, there will be competing uses for some of these sites and therefore not all will necessarily be developed for housing.

It will be for the Council to determine, through the Local Development Framework process, which of these sites will go forward as allocations for residential development.

Appendix 7 – *Work in Progress*

Initial Results of Appraisal of Preferred Policy Options

Preferred Policy Option	Significant impacts on the Sustainability Objectives	Changes to policy	Mitigation
Theme: Transport			
Sustainable Transport	<p>Mostly positive impacts through</p> <ul style="list-style-type: none"> • Improved sustainable transport and therefore reduced car use. • Better access to facilities and workplaces for non-car users. • Improved social interaction. 		<p>Be sensitive to conservation needs, e.g. at Railway Stations, when developing individual schemes.</p> <p>Promote better security for sustainable transport users, e.g. through lighting.</p>
Road Infrastructure Requirements	<p>Positive impacts through better traffic flow and accessibility, however, this could generate more traffic in the long term.</p> <p>Potentially direct negative impact through new roads.</p>	<p>Added to policy</p> <ul style="list-style-type: none"> • justification for loss of land <p>Strengthened</p> <ul style="list-style-type: none"> • environmental criterion • hierarchy of transport measures (priority for non-car) • regeneration criterion to include employment and business 	
New developments and requirements to achieve	<p>Mostly positive impacts through</p> <ul style="list-style-type: none"> • Improved sustainable transport and therefore reduced car use. • Better access to facilities and workplaces for non-car users. 		<p>Be sensitive to conservation, design and security needs when developing individual schemes.</p>

Preferred Policy Option	Significant impacts on the Sustainability Objectives	Changes to policy	Mitigation
sustainable transport	<ul style="list-style-type: none"> Improved social interaction. 		
Car parking	<p>Policy can support local businesses and accessibility. However, potentially more car use through car parking provision and negative impact on street environment.</p>	<p>Strengthened</p> <ul style="list-style-type: none"> the 'new car park' aspect so that policy generally resists new car parks. access to facilities through parking provision.. <p>Clarified environmental criterion, including visual aspects. Added to efficiency of car park measures design and landscaping aspects.</p>	<p>Need to improve security aspect through e.g. design and lighting. Promotion of sustainable transport modes to prevent more car use.</p>
Theme: Regeneration			
Shoreham Harbour	<p>A good number of positive social and economic benefits although as a potentially large development site it could result in negative environmental impacts which can partially be mitigated through other Core Strategy policies. As a large brownfield site this minimises the use of Greenfield sites.</p>		
EWAR	<p>(1): Since no development is proposed, there are positive impacts as well as neutral.</p>	<p>Policy integrated in policy about land between Sompting and</p>	

Preferred Policy Option	Significant impacts on the Sustainability Objectives	Changes to policy	Mitigation
	(2): Negative environmental impacts, which can partially be mitigated through other Core Strategy policies, and positive social and economic gains.	Worthing, which allows for more general transport improvements to address congestion and secure regeneration.	
Shoreham Airport	This policy will have a number of negative environmental impacts, which can partially be mitigated through other Core Strategy policies, and a number of neutral social impacts. The main gains are economic. Mitigation measures will be required regarding crime, transport and flooding.	Needed to add in last sentence at end a statement to secure high quality design	
Shoreham Cement Works	Although this policy has some positive impacts in all sectors there will be some environmental and social impacts unless mitigation measures are in place	Added at the end of last sentence the inclusion of measures to minimise and mitigate environmental impacts	
Regeneration	Positive impacts on social and economic issues with some negative impacts on the environment unless mitigation measures are in place	Added new paragraph at end stating that measures to ensure that the impact of regeneration through new development on the environment is minimised, will be required.	
Theme: Homes			
Providing new homes	New housing development will have a number of negative impacts on the environment, which can		

Preferred Policy Option	Significant impacts on the Sustainability Objectives	Changes to policy	Mitigation
	partially be mitigated through other Core Strategy policies. New homes will secure a number of positive social and economic benefits for the district. Overall with mitigation the policy could secure more positive outcomes for Adur.		
Locating new homes	There are a majority of positive environmental, social and economic benefits from this policy. The only negative impact could be on climate change and flooding unless mitigation measures such as innovative design are put in place. They can partially be mitigated through other Core Strategy policies.		
Securing affordable homes	There are a number of instances where there is no impact from this policy. There are a number of social benefits but there could be some negative environmental impacts. Some concerns for crime and design. which can partially be mitigated through other Core Strategy policies.		
Housing mix, density and design	Overall this policy is positive in terms of impacts across the board. Negative environmental impacts	Policy amended to refer to enhancing the characteristics of the area when considering new development proposals.	
Accommodating gypsies and travellers	There are some uncertainties about the impacts of this policy, however there are some social and environmental gains.		Potential measures on basis of the results of the Gypsy and Travellers Needs Assessments Study.
Theme: Employment			
Protection of	Policy safeguards employment areas and promotes	Clarified 'modern	Need for Transport Plans of existing

Preferred Policy Option	Significant impacts on the Sustainability Objectives	Changes to policy	Mitigation
existing employment land	upgrading. Inherent problems with certain areas might still remain.	standards' in supporting text	employment areas. Be sensitive design needs of individual schemes.
New employment land	Positive impacts through economic opportunities. Negative impacts on some environmental objectives, which can partially be mitigated through other policies within the Core Strategy.	Needed to explain sequential approach in supporting text.	All new development to <ul style="list-style-type: none"> • be built in accordance with BREEAM standards. • Have sustainable energy generation measures incorporated. • be designed in accordance with the design policy in the plan to minimise impacts on the landscape. • contribute to sustainable transport measures
Visitor economy	Positive impacts through economic opportunities. Negative impacts on some environmental objectives, which can partially be mitigated through other policies within the Core Strategy.	Needed sequential approach in policy. Clarified visitor attraction in supporting text.	All new development to <ul style="list-style-type: none"> • be built in accordance with BREEAM standards. • have sustainable energy generation measures incorporated. • be designed in accordance with the design policy in the plan to minimise impacts on the landscape. • Promote sustainable transport modes. Open space policy prevents inappropriate development.
Theme: Community			
Existing and new community, leisure and cultural	Overall a positive policy. Negative environmental impacts can mostly be mitigated through other policies in the Core Strategy. Other policies seek to address such impacts.		

Preferred Policy Option	Significant impacts on the Sustainability Objectives	Changes to policy	Mitigation
facilities			
Infrastructure and Planning Obligations	Overall positive benefits, but need to pick up waste and pollution and access to facilities as they are not addressed in the policy.	Policy amended to refer to access to facilities with respect to local measures.	
Regenerating deprived residential areas	There are significant social and economic gains from this policy, although new development could have a negative impact on the environment, which can mostly be mitigated through other policies in the Core Strategy.		
Theme: Shopping and Town Centres			
New Shopping	Mainly positive impacts through social and economic benefits. Potential negative environmental impacts generally addressed through other plan policies.		All new development to be constructed in accordance with BREEAM standards and to incorporate measures for sustainable energy generation. Green travel plan to be developed for any new developments. Investment in public transport, walking and cycling. New development should be designed to reduce crime.
Town Centres	Mainly positive impacts through social and economic benefits. Potential negative environmental impacts are addressed through other plan policies.		All new development should be constructed in accordance with BREEAM standards. Improve public transport, reduce dominance of the car.
Lancing Town Centre	Positive impacts on economic and social issues, some environmental negative impacts including water/energy use, climate change and biodiversity		

Preferred Policy Option	Significant impacts on the Sustainability Objectives	Changes to policy	Mitigation
	which can mostly be mitigated through other policies in the Core Strategy..		
Southwick Town Centre	Aims to protect Southwick town centre so overall positive or neutral impacts.		
Shoreham Town Centres	Mainly positive impacts through design, social and economic benefits. Potential negative environmental impacts are addressed through other plan policies.		All new development to be built in accordance with BREEAM standards. Sustainable energy generation measures incorporated into any new development. Improve public transport.
Local Shopping Parades	Overall positive impacts, negative impacts are waste and pollution and water and energy due to the possibility of new development. They can mostly be mitigated through other policies within the Core Strategy.		
Theme: Environment			
Nature Conservation and Biodiversity	Predominantly positive impacts through environmental benefits. Negative impacts on the environment can be partly addressed through other local plan policies. Potential negative impacts on the economy.		All development must be constructed to BREEAM standard 'Very Good'. All new development should incorporate sustainable energy generation measures. Improve public transport and improve walking and cycling facilities.

Preferred Policy Option	Significant impacts on the Sustainability Objectives	Changes to policy	Mitigation
Open Spaces Within the Urban Area	<p>Predominantly positive impacts through social and environmental benefits.</p> <p>Negative environmental impacts are addressed through other plan policies.</p> <p>Potential negative impacts on the economy.</p>		<p>All development must be constructed to BREEAM standard 'Very Good'. Sustainable energy generation measures could also be incorporated into any development.</p> <p>Improve public transport and walking and cycling facilities.</p>
Sustainable Energy Generation	<p>Significant positive impacts through sustainable energy generation measures can provide a range of environmental and social benefits.</p> <p>Initial investment costs can be higher but higher cost efficiency in the long term.</p>		<p>Promotion of lower running costs</p>
Resource Efficient Buildings	<p>Significant positive impacts as BREEAM standards can provide a range of environmental and social benefits.</p> <p>Initial investment costs of meeting BREEAM standards perceived higher but often only insignificant and can improve cost efficiency in the long term.</p>		<p>Promotion of insignificantly higher initial investment costs (BREEAM research)</p>

Preferred Policy Option	Significant impacts on the Sustainability Objectives	Changes to policy	Mitigation
Landscape and Townscape Character	Positive impacts in terms of protection and enhancement of landscape and townscape character. No significant impacts on most SA objectives.		
The Built and Historic Environment	Impacts depend on design guidance and reviews. Significant positive impacts as good design can provide a range of economic, environmental and social benefits. Initial investment costs might be higher in the short term.		
The South Downs	Mainly positive impacts through social (particularly health and recreation) benefits. A number of potential negative environmental impacts are addressed through other plan policies.		Any new development should be constructed to BREEAM standards and incorporate sustainable energy generation measures. Encourage sustainable transport and transport links.

Preferred Policy Option	Significant impacts on the Sustainability Objectives	Changes to policy	Mitigation
Flood risk	Range of positive impacts across the social, economic and environmental spectrum. However, the design of development and flood defence works could have a negative impact on appearance of the area and on landscape. These impacts can mostly be mitigated through other policies in the Core Strategy.		
Gaps between settlements	Significant positive impacts through economic and social benefits. Negative impacts on the environment are predominantly addressed by other policies within the Core Strategy.	Policy changed to include enhanced access for disabled as well as enhanced pedestrian and cycle links	Any new development to be constructed in accordance with BREEAM standards and to incorporate sustainable energy generation measures. Improvement of public transport, cycling and walking facilities.