

DRAFT ADUR LOCAL PLAN

FREQUENTLY ASKED QUESTIONS

Q: If the population is increasing slowly (2.7% since 2001) – why do we need to provide as much housing as being proposed?

A: It is the projected increase in households that generates a need for new housing. Households are getting smaller with more single person households being created.

Q: Why do we need to provide homes for in-migrants – can't we just accommodate natural population change?

A: Death rates in Adur have consistently exceeded birth rates (although this has been improving over recent years). The growth in population has been achieved through in-migration which is needed to maintain and support existing shops and services; to balance an ageing population; to maintain a labour force and to support economic growth (also bringing new skills into the area). Net in-migration is approximately 400 people per year.

Q: Where are the in-migrants coming from?

A: Mainly from Brighton and Hove (87%) with most of the remaining from London.

Q: What is the Government predicted level of household growth between 2011 and 2028 (the plan period)?

A: CLG 2008-based projections assesses this as approximately 270 per year (4,590 total)

Q: What is the level of household growth per annum which is necessary just to maintain the current size of the labour force?

A: The Locally Generated Housing Needs Study (2011) assesses this as 167 households (2,839 total)

Q: What is the level of new homes being provided for in the Draft Adur Local Plan up to 2028 – taking account of the capacity and constraints in the District?

A: *If Shoreham Harbour is excluded* (given that it is a complex site to bring forward) then the new homes proposed under Option A is 105 homes per year with a total of 1785 new homes. Option B proposes 155 homes with a total of 2635 homes.

If Shoreham Harbour is included then the new homes proposed are 167 per year under option A with a total of 2835 new homes. Option B proposes 217 per year with a total of 3685 new homes.

Q: Why is the housing target for Shoreham Harbour ring-fenced separately from the District target?

A: The harbour is a challenging location to bring forward for regeneration for a number of reasons including complex land ownership arrangements, environmental designations and flood defence and transport infrastructure requirements. As such, it cannot be replicated elsewhere in the district. Therefore the new homes target for the regeneration area will be ring-fenced separately and dealt with in detail through the preparation of a Development Brief for the Western Harbour Arm and the Joint Area Action Plan being produced with Brighton & Hove City Council.

Q: What are the timescales for the Joint Area Action Plan and Development Briefs for Shoreham Harbour?

A: A Joint Area Action Plan is currently being prepared jointly with Brighton & Hove City Council for the harbour regeneration area. The JAAP will be the main statutory planning document for the harbour and will sit underneath Adur Local Plan and Brighton & Hove City Plan. As part of the JAAP process, a Development Brief is being prepared for the Western Harbour Arm to help guide development in the interim before the JAAP is adopted. Public consultation will be taking place on the brief and emerging JAAP in early 2013. The brief is intended to be adopted in the early summer of 2013 and the JAAP in early 2014 following the Local Plan. For further details on how to get involved and receive regular updates visit www.shorehamharbour.com.

Q: How many new homes are currently being built each year?

A: Monitoring information since 2001/2002 shows that an average of 112 homes(net)/126 homes(gross) have been built each year. This includes both new homes and conversions/changes of use of properties.

Q: Why do we need to provide *new* housing – can't we use existing stock?

A: New housing is required to meet the projected increase in the number of households. Whilst conversion of larger homes and some vacant homes will meet some needs, this is not enough.

Q: Why do we need greenfield sites for new housing – aren't there sufficient brownfield sites?

A: There is only capacity for approximately 870 homes on brownfield sites taking account of what is likely to come forward over the plan period. This will only meet a very small proportion of overall needs.

Q: Why not just accommodate the 870 homes on brownfield sites?

A: This will mean that many future households will have to leave the district to find housing and if these are mainly young people then this will intensify the ageing population. It will also mean fewer people to work in and use shops and services. It will also impact on the local economy as the labour force shrinks (whilst firms could look elsewhere for labour this will create more car trips and impact on the already congested road system).

Q: By 2028 what will the age structure of the population be?

A: The Locally Generated Housing Needs Study (2011) predicts that over the period 2006 to 2028, the largest growth will be in people aged over 60 (by approximately 36%). The population aged 75 and over is predicted to increase by an even greater proportion of 43%. There will be a relatively small increase in the number of people aged 30 to 59 (the economically active). This impacts on the type of housing and services which need to be provided.

Q: Are Lancing and Sompting the main locations for the proposed new housing?

A: No. Whilst the edge of the urban areas of Lancing and Sompting provide an opportunity to provide new housing (whilst also enhancing the remaining areas of the Local Green Gaps), new housing opportunities are also identified in Shoreham and Southwick. Shoreham Harbour together with other brown field sites east of the river could contribute over half of the new homes required up to 2028.

Q: How much affordable housing will be provided with new development?

A: Around 30% of affordable homes would be expected to be provided on the larger housing sites (including strategic allocations) subject to the results of a viability study currently being carried out.

Q: Why is there a need to provide employment in the district - shouldn't we be focusing on housing requirements?

A: This is important to ensure that the working age population remains in the district and to ensure economic growth continues. The overall aim of the plan is to provide homes close to the jobs so that people do not have to travel far which is good for the environment and for people's quality of life. If Adur District focuses purely on housing, without the economic growth to support it, then high levels of out-commuting would continue. This would impact on the viability of the town centres and would not contribute towards providing sustainable travel patterns for local residents.

Q: Why can't some housing be allocated to the South Downs National Park area of Adur?

A: Whilst the National Park will accommodate some housing to meet needs generated in its area, the main aim is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. It also has a duty to promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public. Large-scale housing development would not be appropriate in this sensitive environment.

Q: Why doesn't the Local Plan include the South Downs National Park?

A: The National Park is currently producing its own Core Strategy to be adopted by June 2016. Once adopted, its policies will apply across the whole National Park area and replace the existing policies of each respective local authority.

Q: Existing infrastructure in Adur cannot support any more development so how will it cope with any new development?

A: New development as proposed in the Draft Adur Local Plan will need to provide new infrastructure to meet its needs and also contribute to improving existing infrastructure where necessary including schools, libraries, health facilities and transport. If this cannot be provided, the proposed development cannot be taken forward in the Plan. An Inspector at the Examination into the Plan would deem the Plan unsound if the proposed development sites cannot be supported by infrastructure. An Infrastructure Delivery Plan will be produced (to be completed for when the next version of the Plan is consulted on) which will indicate what new infrastructure will be provided and how this is to be achieved. We already have a lot of information about what is needed to be provided from our discussions with infrastructure providers and from a number of technical studies produced to inform the Draft Adur Local Plan.