



Arun Local Plan Parish Briefing

October 2016

Agenda

1. Local Plan Update – David Coleman
2. Housing and Economic Land Availability Assessment – Martyn White
3. Q&A
4. Next Steps
5. AOB



LOCAL PLAN UPDATE

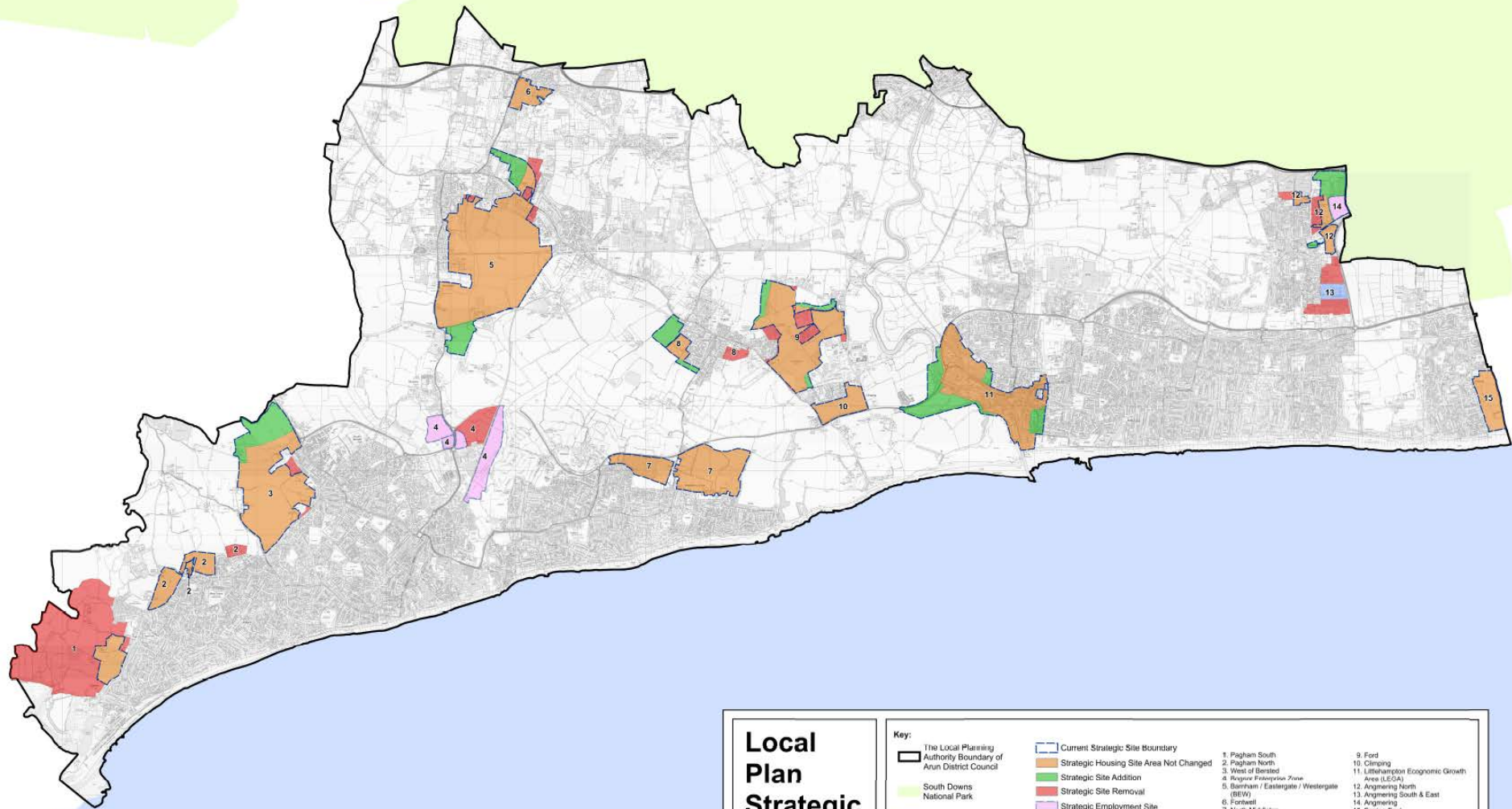
OCTOBER 2016

Local Plan Update

- Working towards the preparation of main modifications
- OAN increased from 580 to 845dpa
- Range of other issues raised by the Inspector
- Targeting consultation on Main Modifications in Spring 2017

Local Plan Update

- Update report provided to LPSC on 1st September 2016
- Provided updated boundaries and capacities for 'testing' of potential Local Plan Strategic Sites
- Provided update on evidence base studies



Local Plan Strategic Sites

DRAFT

Key:

The Local Planning Authority Boundary of Arun District Council	Current Strategic Site Boundary	1. Pagham South	9. Ford
Strategic Housing Site Area Not Changed	Strategic Site Addition	2. Pagham North	10. Cissington
Strategic Site Removal	Strategic Employment Site	3. West of Bersted	11. Littlehampton Economic Growth Area (LEGA)
No Longer Strategic Site - Still Requires a Policy		4. Regent / Friarleyes / Zone	12. Angmering North & East
		5. Boarham / Eastergate / Westergate (BEW)	13. Angmering South & East
		6. Fonzell	14. Angmering
		7. North Middleton	15. Ferring East
		8. Yobton	

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Local Plan Update

- Technical work and meetings with stakeholders taking place to ensure a robust evidence base – including DTC
 - Numerous studies completed and / or underway
 - Parish Briefings
 - ADC Member Briefings
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Local Plan Update

- Meeting with site promoters and infrastructure providers – east / west of District
 - Meeting with Natural England & RPSB – Pagham Harbour
 - Duty to Cooperate meetings
 - Viability Study workshop
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Evidence Base Update

- Sustainability Appraisal
 - Landscape Study
 - Employment Review
 - Habitats Regulation Assessment
 - Infrastructure Delivery Plan
 - Viability Study
 - Retail Study Update
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Evidence Base Update

- Open Space, Sport and Recreation, Playing Pitch Strategy
 - Strategic Flood Risk Assessment
 - LEGA Delivery Study
 - Strategic Surface Water Management Study
 - Transport Study
 - Housing and Economic Land Availability Assessment
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Strategic Planning Requirements

- Site promoters expected to work collaboratively with neighbouring sites
- Front-loading of planning process – early discussions with ADC, WSCC, parish / town councils etc.

Strategic Planning Requirements

- Emerging schemes must not prejudice the Local Plan
 - Emerging policy requirements & infrastructure to be provided
 - IDP and Viability Study key alongside Main Modifications
 - Pooling of S106 contributions
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Housing Land Supply

- OAN increase – 19th October 2016
 - Plan must meet shortfall since 2011 plus 20% ‘buffer’
 - ADC required to consider unmet needs from HMA
 - Reliance on strategic sites
 - Sedgefield vs. Liverpool
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Housing Land Supply

- Need to ensure that all possible options to boost short term housing supply have been thoroughly tested
 - Local Plan strategic sites = 300 plus dwellings
 - Allowance for HELAA sites
 - Advice being sought
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Housing Land Supply

- 5 year land supply vital to enable ADC to resist speculative development
- OAN increase = greater shortfall
- Council need to consider all options for boosting short term housing land supply

Housing Land Supply

- HELAA provides important evidence as to which smaller sites are most sustainable and appropriate
 - Local Plan to incorporate HELAA allowance as appropriate, subject to further guidance
 - PBA and planning solicitor working with ADC
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Next Steps Local Plan

- LPSC 19th October – will receive update in relation to Local Plan evidence base and OAN
 - Completion of proposed Main Modifications
 - Infrastructure Delivery Plan
 - Viability Study
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Next Steps Local Plan

- ADC working with other LPAs to agree approach to unmet needs
- Duty to Cooperate discussions ongoing
- Statements of Common Ground to be agreed

Next Steps Local Plan

- Statements of Common Ground for Strategic Site Delivery
 - Site Promoters
 - ADC
 - WSCC
 - Linked to development and infrastructure phasing and delivery
 - Further meeting(s) to be arranged
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Next Steps Local Plan

- Main modifications to be reported to LPSC and Full Council
- Consultation on main modifications due early Spring 2017
- Resumed hearings due late Spring / summer 2017



Housing and Economic Land Availability Assessment

Structure

- What is the HELAA?
 - Methodology
 - What has been undertaken?
 - Site Assessment
 - Key Statistics
 - Example sites
 - Next Steps
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What is the HELAA?

- What is the HELAA?
- Why is the HELAA important?
- Why do we have to prepare a HELAA Assessment?
- How is a HELAA produced?

What does a HELAA do?

- Identifies potential housing sites and assesses whether these sites are developable, how many housing units could be accommodated and when they could be delivered.
 - It includes all sites being promoted, as the site search has to be as wide ranging as possible
 - It provides the information to assist with identification of housing sites.
 - It will be reviewed and updated each year.
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What does a HELAA not do?

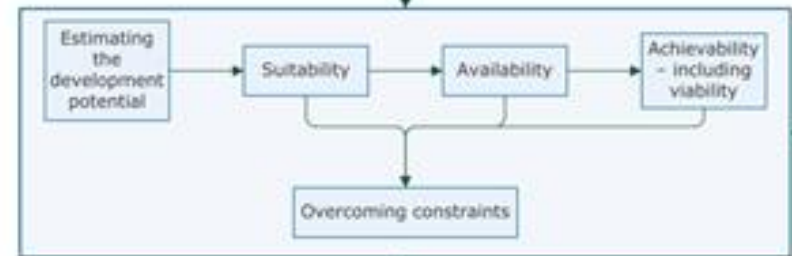
- It is not a policy document or a proposals and allocations document.
- It does not determine whether any site is acceptable for future development, as that will be determined through the Local Plan.
- It does not automatically rule out sites in the Open Countryside
- It does not mean that any site included will be granted planning permission for development.
- It does not mean that any site not included cannot come forward for development in the future or will not be granted planning permission

Methodology

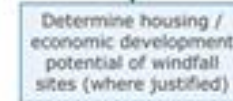
Stage 1 - Site / broad location identification



Stage 2 - Site / broad location assessment



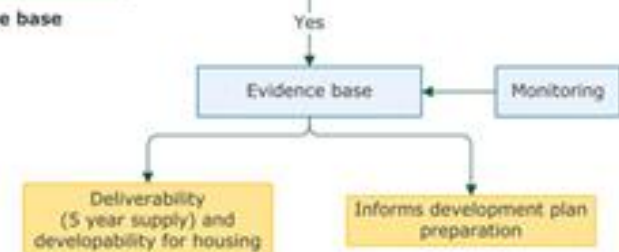
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



No

What has been undertaken?

- Topic Paper
 - Consultation
 - Call for Sites
 - Database review
 - Viability work
 - Preparation of revised HELAA report
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Site Assessment

- Every existing site has been re-assessed to gauge if it is:
 - SUITABLE
 - AVAILABLE
 - ACHIEVABLE
 - Sites assessed on a level playing field
 - Viability
 - Density
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Site Assessment

- Classification of HELAA Sites
- Deliverable: to be considered 'deliverable' a site should be available now, be in a suitable location for development and be achievable within the next five years (i.e. that development of the site is economically viable). These sites are coloured **GREEN** on the HELAA spreadsheet.
- Developable: to be considered 'developable' sites should be in a suitable location and there be a reasonable prospect that the site can be available and achievable in 6-10 or 11+years. These sites are coloured **YELLOW** on the HELAA spreadsheet.
- Not currently developable: if it is not known when a site could be made available or viably developed, it is considered 'Not Currently Developable' and is coloured **RED** on the HELAA spreadsheet.

Key Statistics

- 399 sites
- 163 developable/deliverable sites providing:

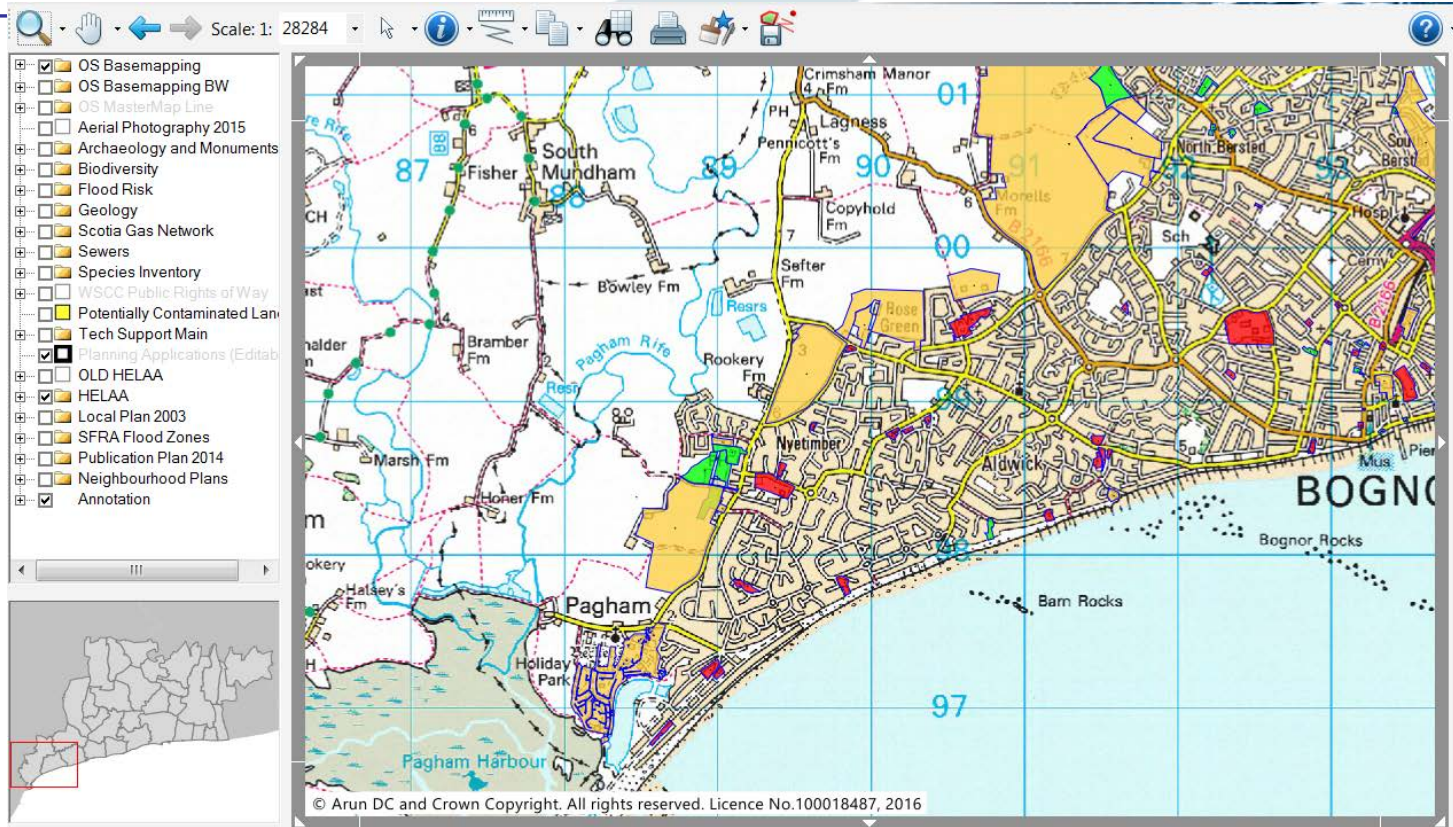
Years	Number of properties
0-5	4887
6-10	6881
11-15	3287

- 62 WSCC commitment sites (31/3/16)

Years	Number of properties
0-5	2619
6-10	660
11-15	360

- 174 rejected sites

Example sites



Next Steps

- Presented to members
- Consider how deliverable sites incorporated into HLS
- ADC must demonstrate to inspector that all options for boosting short term housing supply have been thoroughly assessed and considered