



Local Plan Briefing

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Agenda

- 1. Housing Land Supply Issues
- 2. HELAA
- 3. Retail

Facts

- No NP's are being 'removed' or 'killed'
- Existing NP's will remain part of development plan whatever
- Potential allocations and NP allocations are insufficient to meet requirements
- HELAA is not planning policy
- ADC has made no decision.
- ADC want Parish's to take the lead.
- We have chronic short term HLS issue and 'do nothing' is not an option

Housing Land Supply (HLS)

- LPSC Report 6 December to cover
 - Housing Land Supply
 - Constraints on allocations
 - HELAA
 - Planning policy – relationship with NP's
 - What we do in the short term? A need to boost supply.

HLS Position

At 31 March 2016 the Council's HLS is

- Shortfall of 1,535 dwellings 2011 – 2016
 - Requirement for next 5 years – 1,471/year
 - Projected supply of 1,160/year (including LP allocations)
 - 3.85 years supply
 - 2.12 years (policy off)
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Potential Allocations

- Forecast to deliver 10,650 dwellings in period 2016 – 2031
- About 50% of this in years 6-10
- Commitments and Parish Allocations deliver 6,000 2016 – 2031
- Forecast shortfall at end of Plan period (2031)

HELAA

- Potential identified for 2,195 dwellings
- 437 within existing BUAB
- 1,752 on smaller scale sites next to existing settlements
- In addition to other existing allocations and potential LP allocations

Neighbourhood Plans

- July 2011 figures – 1,350 dwellings from NP's (when housing requirement was 400/year)
- Nov 2016, NP's have identified 519 dwellings
- 13 Completions

Policies Relating to Local Plans

- Para 49 of NPPF – housing supply policies not up to date
- Para 14 – presumption in favour
- Para 47 – LP's should meet full OAN in the HMA. Significantly boost supply
- 20% buffer added for 'persistent under delivery'
- Para 14 – demonstrate 'significant and demonstrable' adverse impacts if not meeting OAN
- Para 157 – Plan positively for development

Policies Relating to Local Plans

- Para 178 – Duty to Cooperate
- Para 179 – Work together to meet development requirements
- Para 182 - **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Sound Local Plan

- Need to be able to demonstrate 5 years supply at adoption
- Options for Plan
 - Increase Parish Allocations
 - Remove Parish Allocations and prepare DPD
 - Liverpool / Phased
- Options pre-adoption
 - Do Nothing
 - Invite submissions on HELAA (green) sites and potential allocations

Housing and Economic Land Availability Assessment UPDATE

Martyn White

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

- Site identification;
- Site assessment;
- Windfall assessment;
- Assessment review; and
- Final evidence base.

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 site is assessed to gauge if it is:
 - SUITABLE
 - AVAILABLE
 - ACHIEVABLE
- Sites assessed on a level playing field:
 - Viability
 - Density
- Boundaries

Site Classification

- 5 site classifications:
 - Commitment
 - Potential Strategic
 - Deliverable
 - Developable
 - Not Currently Developable

Final Figures

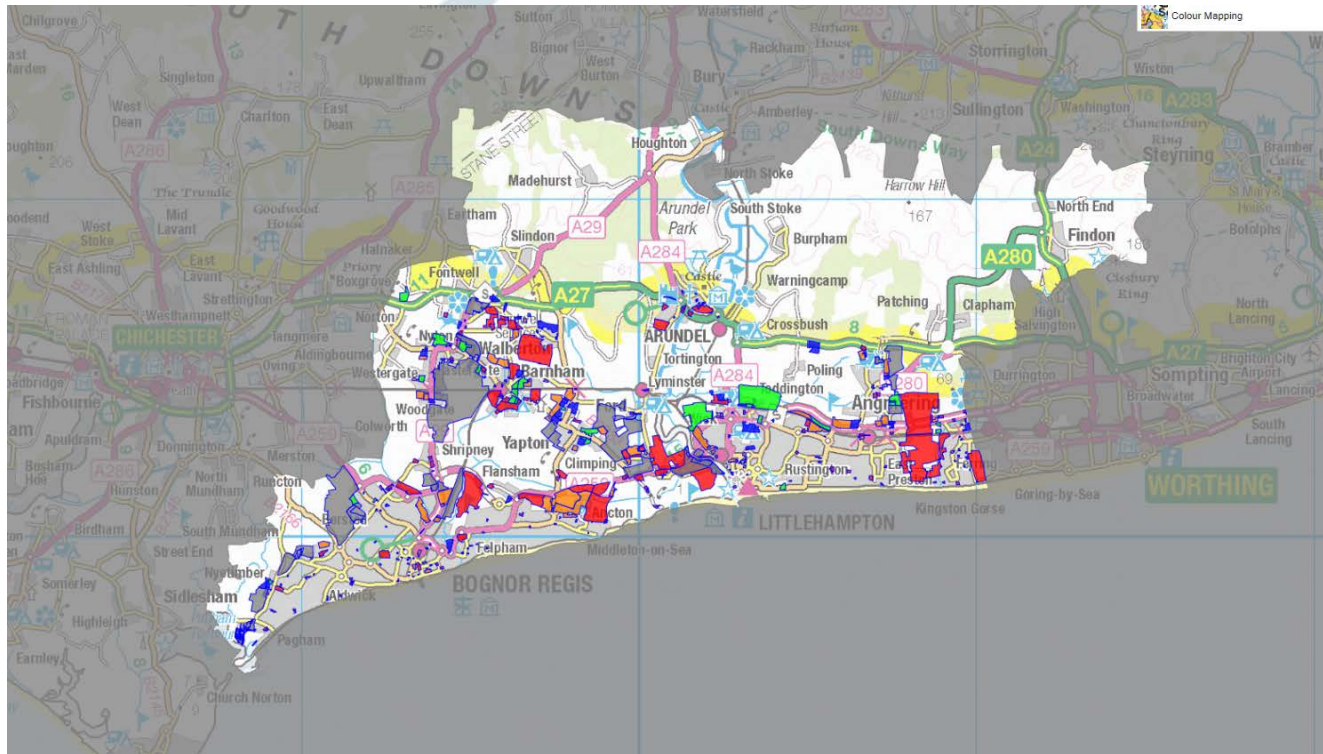
- Further site assessment undertaken
- Additional consultation undertaken

| Total sites assessed | | Deliverable sites | | Developable sites | | Not developable | |
|----------------------|----------------|-------------------|----------------|-------------------|----------------|-----------------|----------------|
| No. of sites | Dwelling Yield | No. of sites | Dwelling Yield | No. of sites | Dwelling Yield | No. of sites | Dwelling Yield |
| 307 | 6037 | 45 | 2195 | 87 | 4099 | 175 | N/A* |

Final Report

- Published
- Streamline the main report
- Presented to LPSC
- Report any errors

Example sites



Retail Study 2016 Update

- Update to 2013 Retail Study required due to increased housing needs.
 - 2013 Study did not recommend specific allocations for retail development due to insufficient need.
 - 2016 Update prepared by consultants DPDS
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Data

- Retail Study 2016 Update based on:
 - updated population forecasts (Experian);
 - expenditure forecasts and
 - review of recent retail permissions.

Findings...

- Requirements for additional retail floorspace remains modest and can be accommodated in existing centres.
- Study does not suggest any need to amend the retail strategy within the Publication Version of the Arun Local Plan 2011-2031
- Small local shopping centres in larger proposed development sites is recommended within the study. These can be protected within the retail study.