

Submission of the Adur Local Plan

Report by the Director for Economy

1.0 Summary

- 1.1 It is proposed that submission of the Adur Local Plan is rescheduled to allow for additional work in response to the publication of new population and household projections by the Department of Communities and Local Government (DCLG) as well as the need to update other evidence works in connection with various matters including viability and affordable housing. Submission is now proposed in late September. It is also proposed that the Adur Local Development Scheme is updated to reflect this change.

2.0 Background

- 2.1 The Executive Member will recall that 'Amendments to the Proposed Submission Adur Local Plan (2016)' were agreed by Full Council on 21st March 2016. Following this, the plan was published for comments on soundness and/or legal compliance from 31st March – 11th May 2016. 30 representations were received, and are currently being assessed by officers.
- 2.2 The report to Full Council stated that representations made during the publication period, and the Council's accompanying submission documents, as well as representations received in response to the publication of the Proposed Submission Adur Local Plan 2014 would then be submitted to the Secretary of State (via the Planning Inspectorate) prior to Examination of the Plan. Submission was anticipated late July 2016. The public hearing was anticipated to start in October 2016, (although dependent on the Planning Inspectorate).

3.0 Proposal

- 3.1 Since publication of the 'Amendments to the Proposed Submission Adur Local Plan (2016)' a number of changes have occurred.

- 3.2 Firstly, the Department of Communities and Local Government has published 2014 Sub-National Population Projections; it is also understood that household projections are due to be published in July. These projections form an important part of the 'Objectively Assessed Need' work, which is a vital part of the evidence base for any emerging Local Plan. Planning Practice Guidance states that: *"Wherever possible, local needs assessments should be informed by the latest available information."*
- 3.3 Secondly, the Housing and Planning Bill has now been enacted. This means that there is greater certainty that initiatives previously proposed (such as Starter Homes) will become a requirement – although further regulations have yet to be published. In addition, a recent Court of Appeal decision has resulted in revised national planning guidance relating to affordable housing thresholds. Both these matters have significant implications for the affordable housing policy within the Plan. Changes to affordable housing policy will also require updating previous viability work.
- 3.4 The Adur Housing Study 2015 (which the Amendments to the Proposed Submission Adur Local Plan (2016) is based on) uses the 2012 sub-national population and household projections. The Department of Communities and Local Government has advised that the Local Plan will need to take account of the new population and household projections. If the Local Plan were to be submitted without taking account of this new data, it is likely that the Examination would be adjourned to allow time for this work to be undertaken. As a result it is proposed that the Objectively Assessed Needs work is updated using the 2014 population and household projections, prior to submission. This will result in a delayed submission date.
- 3.5 Following the completion of the update (which will take the form of a document to be read alongside the 2015 study) it will be necessary to propose minor factual modifications to the Local Plan, to update relevant references. In addition it will be necessary to update relevant parts of supporting documents which refer to the OAN and housing shortfall. It is anticipated that given the time required to undertake the OAN work, to propose modifications to the Plan and update accompanying documents, the submission date for the Local Plan should be revised to late September.
- 3.6 During this period, representations received during the last publication period will continue to be analysed and there are ongoing discussions with site promoters in connection with more minor changes to the Plan and in some cases challenges to the key evidence base.

4.0 Legal

- 4.1 The Adur Local Plan is to be submitted to the Secretary of State in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

5.0 Financial implications

5.1 The production of the Adur Local Plan and associated publication was to be funded by the existing Planning Policy budget. However, the need for further studies to be updated and the cost of the public hearing will require additional funding to be secured.

6.0 Recommendation

6.1 It is recommended that:

- (i) The submission of the Adur Local Plan is delayed until the end of September to allow for updating the Objectively Assessed Needs work, review the proposed affordable housing policy in light of revised Government policy and update various studies providing the necessary evidence base for the Plan; and**
- (ii) The Adur Local Development Scheme is amended accordingly.**

Local Government Act 1972

Background Papers:

Planning Practice Guidance

Contact Officer:

Moira Hayes

Portland House

Tel: 01273 263247

Email: moira.hayes@adur-worthing.gov.uk

Appendix 1

1.0 Council Priority

1.1 The Adur Local Plan will help to

- Support major regeneration projects to tackle deprivation;
- Support businesses in creating jobs and regenerating neighbourhoods;
- Seek to meet the housing needs of our communities;
- Seek to safeguard Adur's environmental assets.

2.0 Specific Action Plans

2.1 Through specific policies, to improve the visual appearance of Adur; to work towards the provision of sufficient housing and employment; to promote regeneration including Shoreham Harbour and Shoreham Airport, and to promote the viability and sustainability of town centres. Updating the Objectively Assessed needs work will allow for a more up-to-date assessment of housing needs in Adur, and will be able to better reflect new Government priorities such as starter homes and self-build.

3.0 Sustainability Issues

3.1 The Government requires that the all Development Plan Documents be subject to a formal Sustainability Appraisal (SA); an SA will be submitted alongside the Adur Local Plan.

4.0 Equality Issues

4.1 The Local Plan aims to ensure that all groups in Adur have equal access to the spatial opportunities offered by the new development plan.

5.0 Community Safety issues (Section 17)

5.1 No negative issues have been identified.

6.0 Human Rights Issues

6.1 No negative issues have been identified.

7.0 Reputation

- 7.1 The Local Plan must be prepared in line with Government policy and legislation and is subject to extensive community involvement. The delivery of the policies and strategy will set a clear framework for development and the delivery of infrastructure, and seeks to meet Adur's needs, and therefore should have a positive impact on the reputation of the Council. An updated assessment of housing needs will allow greater understanding of needs in Adur.

8.0 Consultations

- 8.1 Several consultations have been carried out as the Adur Local Plan has been developed, in line with statutory requirements.

9.0 Risk assessment

- 9.1 There is a statutory duty on the Council to produce a Local Plan. Failure to do so could impact on a number of this Council's priorities including economic and social regeneration as well as the delivery of affordable housing.

10.0 Health & Safety Issues

- 10.1 Matters considered and no issues identified.

11.0 Procurement Strategy

- 11.1 This report complies with the Procurement Strategy.

12.0 Partnership working

- 12.1 Other agencies, including infrastructure providers will be involved in delivering the policies of the Adur Local Plan. The Duty to Co-operate applies not only to local authorities, but other specific bodies identified by legislation. In addition, the Joint Area Action Plan for Shoreham Harbour is being developed jointly by Adur District Council, Brighton and Hove City Council, and West Sussex County Council.