

Subject:	Housing Study (Duty to Co-Operate)		
Date of Meeting:	20th June 2013		
Report of:	Executive Director Environment, Development & Housing		
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Ward(s) affected:	All		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 A Housing Study (Duty to Cooperate) has been commissioned by the local authorities of Adur, Arun, Brighton and Hove, Chichester, Lewes and Worthing within the Coastal West Sussex Housing Market Area (HMA) together with the South Downs National Park Authority.
- 1.2 The Study has been prepared in view of the duty to cooperate introduced in the 2011 Localism Act. It pulls together evidence from a range of studies to provide a consistent and objective assessment of housing requirements in each authority and across the sub region, addressing the need and demand for market and affordable housing. This assessed need is then considered against the actual levels of housing that could be provided across the sub-region. The Study was considered at a meeting of the Coastal West Sussex Strategic Planning Board on 23rd May on which the City Council is represented.

2. RECOMMENDATIONS:

That the Committee:-

- 2.1 Endorse the Housing Duty to Co-Operate Study as a supporting evidence document for the City Plan.
- 2.2 Endorse consultation with adjoining authorities under the requirements for Duty to Cooperate

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 The Study pulls together evidence from a range of individual studies produced by each authority for their local plans to provide a consistent and objective assessment of housing requirements in each authority and across the Housing Market Area (HMA) addressing the need and demand for market and affordable housing. The Study also assesses residential land supply and capacity in each area including environmental, landscape and infrastructure constraints to consider the balance between potential supply and demand, to quantify and

consider the implications of a potential shortfall in housing provision across the HMA against assessed needs, and how this might be addressed.

3.2 Looking at the sub-region as a whole the Coastal West Sussex HMA indicated a housing requirement of between 3,169 – 3,493 dwellings per annum over the 2011-31 period based on past demographic trends, rising potentially to 3,866 homes per annum based on forecast employment growth.

3.3 The Study demonstrates that it is highly unlikely that the level of required housing development can be achieved across the sub-region in light of the significant environmental, landscape and infrastructure constraints to development which exist. Parts of Arun and Chichester Districts together with the north of Lewes District are slightly less constrained in environmental terms, however in these areas infrastructure provision, along with a lack of potential development capacity and in some instances locally sensitive landscapes, are particular issues and constrain the scale of development which can be accommodated.

3.4. Strategic infrastructure constraints in the sub-region are still those which were identified and tested through the development of the South East Plan – particularly capacity issues along the A27, around the Chichester Bypass, Arundel and Worthing, as well as the A259. Equally there are a number of more local routes which are at, or near, capacity. Waste water treatment capacity is also a strategic constraint to development in parts of the sub-region, most notably in Chichester and Arun Districts.

3.5. Analysis in the Study suggests that housing delivery over the period to 2031 across the HMA, based on current evidence, is likely to fall at least 20% below objectively assessed needs. A significant shortfall equivalent to around 495 dwellings per year arises.

3.6 The most significant likely shortfall against assessed needs is expected to arise in the centre of the sub-region in the City of Brighton and Hove, Lewes District, Adur and Worthing. This is a function of geography with limited development potential in areas between the National Park and the sea.

3.7 The Study recommends that the Strategic Planning Board consults on the findings of the report with the relevant statutory bodies. Once this has been undertaken the Board should seek to engage with other adjoining authorities in accordance with the duty to cooperate.

3.8 In this context it would be appropriate to consider, with adjoining authorities, longer-term development options, potentially working jointly with other authorities within Northern West Sussex. This might include joint work to assess strategic development options in areas to the north of the National Park.

4. COMMUNITY ENGAGEMENT AND CONSULTATION

4.1 None required at this stage on this report but it is recommended that further consultation with adjoining authorities and those affected by the findings be undertaken under the requirements of Duty to Cooperate.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 Revenue: The cost of providing the Housing Study (Duty to Co-Operate) consists of officer time, and a share of the consultants costs, which has been met out of existing Planning revenue budgets.

Finance Officer Consulted: Name: Jeff Coates Date: 20/03/13

Legal Implications:

- 5.2 It is not considered that any adverse human rights implications arise from this report.

Lawyer Consulted: Name: Alison Gatherer Date: 23/03/13

Equalities Implications:

- 5.3 The Study considers the provision of affordable housing across the housing market area.

Sustainability Implications:

- 5.4 The Study considers the broad implications of meeting assessed housing need in a sustainable way across the study area.

Crime & Disorder Implications:

- 5.5 None arising directly from the report.

Risk and Opportunity Management Implications:

- 5.6 There is a risk to the City Plan reaching adoption if the City Council is not able to demonstrate that it has robust evidence to support its Plan and has met the duty to co-operate and soundness issues arising.

Public Health Implications:

- 5.7 None directly arising from the report although provision of good housing has a long term beneficial effect upon health and poor housing is a major contributory factor to health inequalities.

Corporate / Citywide Implications:

- 5.8 The Study is important in helping to demonstrate that sufficient housing is provided across the sub-region.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 The City Council needs to demonstrate that the duty to co-operate and soundness issues arising have been met in order for the City Plan to reach

adoption. Opportunities to collaborate with other groupings of local authorities are being investigated.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 Given the absence of any other formal mechanism to discharge the duty to co-operate and the stage at which the City Plan has reached the recommendation in the report is considered the most appropriate response.

SUPPORTING DOCUMENTATION

Appendices

None

Documents in Members' Rooms

None

Background Documents

Coastal West Sussex ; Housing Study (Duty to Co-Operate) May 2013
- GL Hearn Limited

