

Sompting Neighbourhood Plan 2014-2031

State of the Parish Report



Photo credits: Chris Gunns

Published by Sompting Parish Council

October 2013

Sompting Neighbourhood Plan 2014-2031

State of the Parish Report

October 2013

Published by Sompting Parish Council

Contents

1. Introduction
2. Parish Profile
3. Planning & Other Issues in the Parish
4. The Wider Planning Context

Annexes:

- A. Evidence Base
- B. Strategic Housing Land Availability Assessment

Plans:

- A. Sompting Designated Neighbourhood Area
- B. 1996 Local Plan Proposals Map, Adur DC
- C. 2013 Revised Draft Adur Local Plan Proposals Map & Key
- D. *Revised Draft Policy 3: Housing Provision Map*
- E. Local Landscape Character Areas, Sompting Gap
- F. Landscape Character Sensitivity, Sompting 2012
- G. Visual Sensitivity, Sompting 2012
- H. Overall Landscape Sensitivity, Sompting 2012
- I. Green Infrastructure Opportunity, Sompting and Lancing
- J. Fluvial Flood Risk, Adur 2011
- K. Surface water Flood Risk, Adur 2011
- L. Groundwater Flood Risk, Adur 2011
- M. Conservation Area, Sompting
- N. Worthing Local Plan Proposals Map
- O. 2009 SHLAA sites map

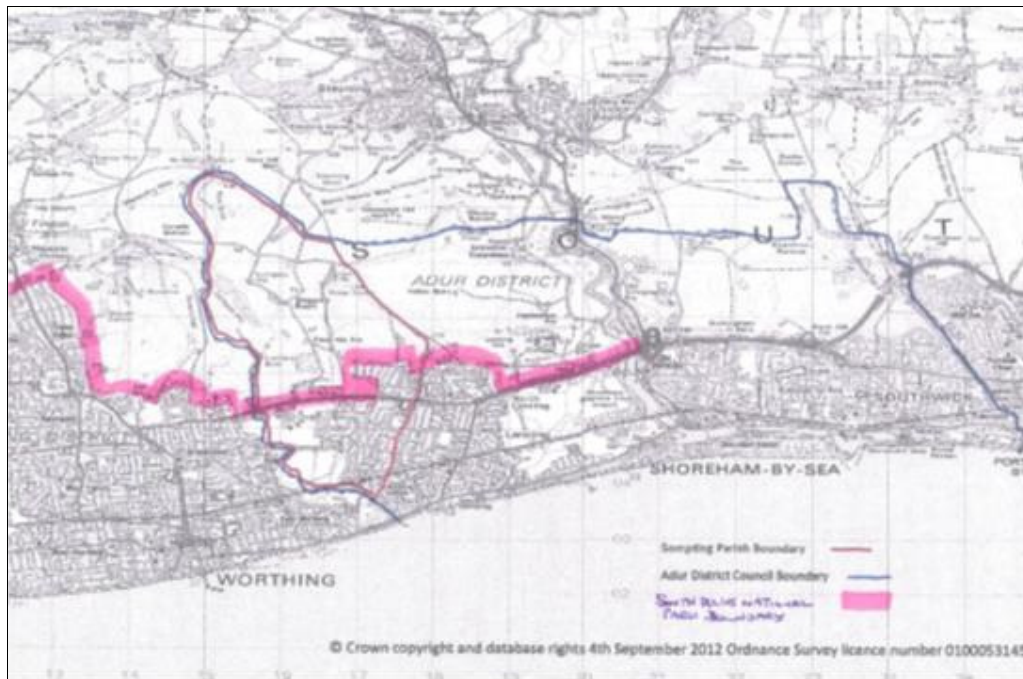
Tables:

- A. Sompting Demographic Data 2011
- B. Sompting Occupations Data
- C. Summary of 2013 Draft Local Plan Policies

1. Introduction

Purpose

- 1.1 Adur District Council (ADC) and the South Downs National Park Authority (SDNPA), the local planning authorities, have designated a Neighbourhood Area for the whole of Sompting Parish for the purpose of preparing the Sompting Neighbourhood Plan (SNP).



Plan A: Sompting Designated Neighbourhood Area

1.2 The Plan A above shows the Sompting Parish Boundary (in red) along with the South Downs National Park (in bold pink) and Adur District Council Boundary (in blue). The boundary stretches from Horsham district in the north to beyond the railway line in the south but does not reach the coastline. Lancing Parish in Adur District is to the east and the Borough of Worthing to the west. The south coast trunk road A27 divides the built up area of the parish. The parish comprises the historic Sompting Village on its south western boundary and the larger, more modern housing areas along its south eastern boundary.

1.3 The Neighbourhood Plan is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011 and the Planning & Compulsory Purchase Act 2004.

1.4 The purpose of this report is to summarise the evidence base and the context within which the Neighbourhood Plan will be prepared. In doing so, the report will

provide the local community with a key starting point from which to embark on formulating the draft Neighbourhood Plan.

Neighbourhood Development Plans

1.5 The SNP will be amongst the first Neighbourhood Development Plans prepared in England since the 2011 Localism Act. The National Planning Policy Framework (NPPF) states:

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications; and grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order (para.183).

Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).

Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185)”.

Strategic Environmental Assessment & Sustainable Development

1.6 As it is not expected that the policies of the SNP will allocate land for development, nor make any other proposals that will result in a significant environmental impact; it is assumed that the SNP will not require a Strategic Environmental Assessment under the EU Directive 2001/42. This will be confirmed with the planning authorities in due course.

1.7 However, one of the basic conditions with which the SNP must comply is the promotion of sustainable development. In which case, the SNP will adopt a vision,

objectives and policies that will incorporate the key principles of sustainable development as defined by the NPPF.

The Plan Preparation Process

1.8 The process of preparing and seeking final approval of the SNP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by the Parish Council.

1.9 The intention of the parish council is to submit the SNP to ADC and SDNPA for independent examination in early 2014.

1.10 The process up to submission comprises three main stages:

- State of the Parish Report – this report summarises all the evidence on which the Neighbourhood Plan will be based
- Pre-Submission Neighbourhood Plan – this report will comprise the vision, objectives, policies, proposals and map of the plan for a six week public consultation period
- Submission Neighbourhood Plan – this report will take into account the representations received on the draft plan during the public consultation period and will amend as necessary its content for submission to the local planning authorities

1.11 If approved by the local planning authorities, the SNP will then be subject to an independent examination, following a six week publicity period. Any recommendations made by the Examiner will be considered by the local planning authorities and the plan amended as necessary before being approved for a referendum. If supported by a majority vote at the referendum, the SNP will become part of the development plan for the parish.

2. Parish Profile

An Introduction to the Parish of Sompting

2.1 The Parish of Sompting is located in Adur District and the South Down National Park in West Sussex and is situated between Lancing and Worthing adjacent to the main coastal A27 road. The Parish's name is said to originate from the Old English for 'dwellers by the marsh' (Sompt&Ingas) and this reference to the landscape of the Parish is still accurate, with elements still characterised by marshland.

2.2 The area has a distinctive Anglo-Saxon and Norman heritage which is characterised by buildings in the Parish, most notably by St Mary's church. However, the building of the main A27 road in the 1930s has left this separated from the main settlement, with the church to the north of the road and the village to the south.

2.3 Extensive development occurred throughout the 20th century, much of it in the eastern portion of the parish which has effectively linked it to Lancing and in the west where it meets Worthing. The Parish contains a limited range of facilities, shops and services, but has good road and rail links for those seeking to access Worthing to the west and Brighton & Hove to the east as well as other locations further afield.

Selected Parish Statistics

2.4 The following statistics and evidence are primarily drawn from the 2011 Census. These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable.

Demographics

2.5 The usual resident population of the parish is 8,561 people (4,182 male, 4,379 female). Of these:

- 1,400 People aged 15 and under (16.4% of parish population compared to 17.4% across the District and 19% across England)
- 5,200 People aged 16 to 64 (60.7% of parish population compared to 60.8% across the District and 65% across England)
- 1,961 People aged 65 and over (22.9% of parish population compared to 22.0% across the District and 16% across England)

Age band	Parish Figure 2011 (number of people and %)	District Figure 2011 (number of people and %)
0 to 4	450 (5.3%)	3,537 (5.8%)
5 to 7	250 (2.9%)	1,899 (3.1%)
8 to 9	154 (1.8%)	1,211 (2.0%)
10 to 14	438 (5.1%)	3,173 (5.2%)
15	108 (1.3%)	783 (1.3%)
16 to 17	205 (2.4%)	1,501 (2.5%)
18 to 19	155 (1.8%)	1,256 (2.1%)
20 to 24	404 (4.7%)	2,982 (4.9%)
25 to 29	428 (5.0%)	3,131 (5.1%)
30 to 44	1,619 (18.9%)	11,842 (19.4%)
45 to 59	1,754 (20.5%)	12,132 (19.8%)
60 to 64	635 (7.4%)	4,301 (7.0%)
65 to 74	1,090 (12.7%)	6,715 (11.0%)
75 to 84	635 (7.4%)	4,684 (7.7%)
85 to 89	169 (2.0%)	1,348 (2.2%)
90 and over	67 (0.8%)	687 (1.1%)
Total Population	8,561	61,182

Table A: Demographic Data 2011 (Source: Neighbourhood Statistics ONS 2013)

Economic status of residents

2.6 Of the 8,561 usual residents of the parish, 6,290 were aged between 16 and 74.

- 4,374 (69.5%) of whom were economically active:
 - 2,406 were Employed full-time (38.3% compared to 37.5% across the District)
 - 970 were Employed part-time (15.4% compared to 16.0% across the District)
 - 639 were Self-employed (10.2% compared to 11.4% across the District)
 - 225 were Unemployed (3.6% compared to 3.3% across the District)
 - 134 were Full-time students (2.1% compared to 2.5% across the District)
- 1,916 (30.5%) of whom were economically inactive:
 - 1,148 were Retired (18.3% compared to 16.8% across the District)
 - 190 Students (3.0% compared to 3.3% across the District)
 - 238 Looking after home or family (3.8% compared to 3.9% across the District)
 - 249 Long-term sick or disabled (4.0% compared to 3.6% across the District)
 - 91 were classified as Other (1.4% compared to 1.5% across the District)

Occupations

2.7 Of the 4,122 residents in the parish in employment and aged between 16 and 74:

- 383 were Managers, Directors and Senior Officials (9.3% compared to 10.7% across the District)
- 457 were in Professional Occupations (11.1% compared to 14.4% across the District)
- 458 were Associate Professional and Technical Occupations (11.1% compared to 12.4% across the District)
- 526 were Administrative and Secretarial Occupations (12.8% compared to 11.6% across the District)
- 643 were Skilled Trades Occupations (15.6% compared to 13.8% across the District)
- 521 were Caring, Leisure and Other Service Occupations (12.6% compared to 11.6% across the District)
- 388 were Sales and Customer Service Occupations (9.4% compared to 9.5% across the District)
- 330 were Process, Plant and Machine Operatives (8.0% compared to 6.6% across the District)
- 416 were in Elementary Occupations (10.1% compared to 9.2% across the District)

Qualifications & Skills

2.8 Of the 7,161 usual residents in the parish aged 16 and over:

- 2,118 possessed no qualifications (29.6% compared to 25.6% across the District)
- 1,095 possessed Level 4 and above qualifications (15.3% compared to 22.0% across the District)

Industry of employment

2.9 The 4,122 usual residents aged between 16 and 74 in employment are employed in the following industries:

Industry	Parish Figure 2011 (number and %)	District Figure 2011 (number and %)
Agriculture, Forestry and Fishing	9 (0.2%)	70 (0.2%)
Mining and Quarrying	2 (0.04%)	23 (0.1%)
Manufacturing	422 (10.2%)	2,417 (8.2%)
Electricity, Gas, Steam and Air Conditioning Supply	51 (1.2%)	447 (1.5%)
Water Supply	66 (1.6%)	292 (1.0%)
Construction	434 (10.5%)	2,877 (9.8%)
Wholesale & Retail Trade	696 (16.9%)	4,966 (16.9%)
Transport & Storage	225 (5.5%)	1,509 (5.1%)
Accommodation and Food Service Activities	147 (3.6%)	1,186 (4.0%)
Information and	110 (2.7%)	891 (3.0%)

Communication		
Financial and Insurance Activities	231 (5.6%)	1,613 (5.5%)
Real Estate Activities	51 (1.2%)	461 (1.6%)
Professional, Scientific and Technical Activities	155 (3.8%)	1,562 (5.3%)
Administrative and Support Service Activities	176 (4.3%)	1,332 (4.5%)
Public Administration and Defence	192 (4.7%)	1,393 (4.7%)
Education	313 (7.6%)	2,687 (9.2%)
Human Health and Social Activities Work	648 (15.7%)	4,171 (14.2%)
Arts, Entertainment and Recreation	194 (4.7%)	3,711 (5.5%)
Activities of Householders as employers	4 (0.1%)	23 (0.1%)
Activities of Extraterritorial Organisations and Bodies	1 (0.02%)	5 (0.01%)

Table B: Occupation Data

Housing Types

2.10 There are 3,841 dwellings located within the Parish.

- 647 dwellings were Detached (16.8% compared to 18.3% across the District)
- 1,980 dwellings were Semi-detached (51.5% compared to 37.6% across the District)
- 703 dwellings were Terraced (18.3% compared to 21.2% across the District)
- 508 dwellings were Flats/apartments (13.2% compared to 22.0% across the District)
- 4 dwellings were Caravans or other Mobile or Temporary Structures (0.1% compared to 0.9% across the District)

Housing Tenure

2.11 There are 3,780 households located within the Parish.

- 1,458 were Owner-occupied households, owned outright (38.6% compared to 37.8% across the District)
- 1,405 were owned with a mortgage or loan (37.2% compared to 36.0% across the District).
- 8 were Shared Ownership (0.2% compared to 0.6% across the District)
- 483 were Social Rented from Council (12.8% compared to 9.8% across the District)
- 67 were Social Rented Other (1.8% compared to 3.2% across the District)
- 314 were Privately rented – by landlord or letting agency (8.3% compared to 11.4% across the District).

- 45 were Living Rent Free (1.2% compared to 1.2% across the District)

Transport

- 697 households had no car or van (18.4% compared to 20.6% across District and 25.8% across England)
- 1,362 households had 2 or more cars or vans (35.2% compared to 32.9% across the District and 32.1% across England)

Health

2.12 The 8,561 usual residents of the Parish were classified as having the following health status:

- 3,380 were in Very Good health (39.5% compared to 42.7% across the District)
- 3,225 were in Good health (37.7% compared to 36.6% across the District)
- 1,425 were in Fair health (16.6% compared to 15.0% across the District)
- 405 were in Bad health (4.7% compared to 4.5% across the District)
- 126 were in Very Bad health (1.5% compared to 1.2% across the District)

Biodiversity

- A small portion of the Lancing Ring Nature Reserve is located within the eastern portion of the Parish.
- Large portions of the Parish are in the Entry Level and High Level Stewardship Schemes.
- An element of the Cissbury Ring Site of Special Scientific Interest (SSSI) is within the north-western boundary of the Parish.
- Sompting Parish contains Priority Habitats. These include: Lowland Calcareous Grassland and Deciduous Woodland (Habitat Action Plan Woodland).

Heritage

2.13 The Parish contains a number of listed buildings and structures including:

Grade II Listed:

- Manor Cottage, 89 Cokeham Lane, Upper Cokeham
- Barn at Halewick Farm to the west of the farmhouse, Steepdown Road, Upper Cokeham
- Brooklands, West Street
- Yew Tree House, West Street
- The Old Rectory, West Street
- The Hermitage, Church Lane
- Sompting Abbots, Church Lane
- Sompting Peverel, Church Lane
- Church Farmhouse, Church Lane
- Upton Farm House, Upper Brighton Road
- Hollies, 25 Cokeham Lane, Upper Cokeham
- Halewick Farmhouse, Steepdown Road, Upper Cokeham
- Lychpole Farmhouse, Steyning Road
- Myrtle cottage, West Street

- The Parish Church of St Mary, Church Lane

3. Planning & Other Issues in the Parish

Community Views

3.1 Since the launch of the Neighbourhood Plan, the Parish Council has established a number of Focus Groups and arranged drop-in sessions for the community to learn more about the Neighbourhood Plan and to express their opinions on the future of the parish.

3.2 Each of the Focus Groups was tasked with examining the evidence base in respect of their themes and to draw conclusions on what this may mean for the Neighbourhood Plan. A summary of the discussions and conclusions of each group is set out below.

Environment

3.3 The December 2012 Survey Report included 6 questions on matters relating to environment, as follows:

- Respondents were asked to rank the things they considered to be important in the existing local environment.
- The questionnaire then asked for a ranking of priority areas for local environmental improvements.
- A specific question enquired about how residents might use an off-road cycle route/pedestrian link between Sompting and East Worthing (for recreation or leisure).
- Respondents were asked to identify any open areas of land in need of improvement, by name.
- Respondents were asked to identify any additional potential sites for nature conservation.
- Finally, respondents were asked how access to the Downs from the Parish could be approved for residents.

3.4 The findings of the survey on environmental matters are reported on pages 20 to 23 of the AIRS Survey Report. These have been considered, along with the appendices with the detailed responses on each of these questions.

What is it that people most value about the environment in Sompting?

3.5 Responses to the questionnaire show that the landscape setting of the Parish in relation to the Downland featured highly in responses, as did the existing areas for nature conservation. Existing public rights of way in the countryside were also valued.

3.6 The open gaps between settlements seem to be less important than other issues, and it is notable that Listed Buildings & Conservation Areas and (in particular) open spaces near homes were valued least.

Issues Arising

3.7 Clearly the relationship with the Parish in the landscape and in relation to the Downs is valued highly as are existing areas of nature conservation interest. The fact that 40% of the respondents felt that play spaces near home were the least valued feature of Sompting, could either suggest that such areas were not considered useful, but (judging from other responses) more likely that the existing play spaces were not contributing as much as they ought to the environment to the setting of Sompting. The fact that 21% of respondents felt that listed buildings in the Conservation Areas are not particularly important environmental features may well be a reflection of the relatively small number of listed buildings in the Parish. Those are concentrated around West Street and the Conservation Area, which itself is remote from the majority of residents.

3.8 The key issues arising therefore are the extent to which the Parish Plan can encourage and make the best of the things that are widely regarded as characteristic and of high quality (namely the Downland setting and nature conservation issues), and the challenge to improve existing parks and play spaces to help upgrade the local environment.

What are the priority areas for local environmental improvements?

3.9 About a quarter of respondents felt that new areas for nature conservation nearby and some new routes across the gap towards East Lancing were very important considerations. A similar percentage regarded improvements to play pitches and recreational grounds as important as well as better access to the Downs. However, about a third regarded the latter as least important. A similar percentage felt that more and better equipped areas for play were also least important, so the results are difficult to interpret clearly.

3.10 With a quarter of respondents supporting the creation of new areas for nature conservation as very important, the delivery of this is considered as a priority item for the Neighbourhood Plan.

3.11 The issues surrounding play areas and their improvement and the potential for linkages across the gap are explored further below in response to other listed matters.

If a new pedestrian/cycle route to the west of East Worthing could be established, how would you use it?

3.12 The survey results show that over 65% of respondents would see such a route as a short cut for school or work trips, but over 50% felt that they will also use such a trip for recreational purposes.

3.13 The response to this question tends to suggest that the uncertainty in relation to the importance of such a route arising from the responses to the previous question may be misleading. Although the responses cannot be equated with a possible level of usage, *one of the issues for the Neighbourhood Plan (if it is to encourage such a route) is the way in which the route could be made attractive both for recreational users as well as those using such a link as a shortcut.* If it is to be a

shortcut then the route needs to be as direct as possible and directed at places where people might want to reach (such as the industrial estates at East Worthing and East Worthing railway station). For recreational users, there may be more of an issue of integrating with existing quiet roads and footpaths to create the potential for a circular route for walking.

What local open areas need improvement?

3.14 The detailed responses to the questionnaire contain frequent references for the need to improve local "parks" including those in Test Road/Hamble Road and Loose Lane. Halewick Lane is singled out by name by 15 respondents and this is a reference both to the existing park and also the area around the recycling depot.

3.15 It is clear that there is dissatisfaction with the condition of existing facilities. Many people seemed to be interested about making better use of existing parks and facilities. There have been suggestions for improving in particular the footpath between Sompting Village and Allington Road/Bramber First School. In addition, improvements to facilities for pedestrians along West Street/Brighton Road were flagged, along with improvements to the reed beds area. Crowshaw park is also flagged for improvement. The key issue for the Neighbourhood Plan is how policies can be effective in meeting the aspirations for Plan improvement on existing sites, and the other ideas canvassed.

New Nature Conservation Areas?

3.16 There were a very large number of suggestions that came forward for suggested new Nature Conservation Areas. The area at the southern end of Test Road is mentioned by a number of respondents as well as the reed bed land to the rear of Ullswater Road, which is already designated as a Site of Nature Conservation Importance (SNCI). The area west of Dankton Lane is also mentioned on a number of occasions, as are the meadow areas either side of West Street. The Malthouse Meadow open space area off St Mary's Close is suggested as a formal nature reserve.

3.17 A large number of potential sites have been flagged for nature conservation designation. It is considered that one of the key challenges for the Local Plan is to establish what type of land ought to be designated in this way. Some areas that had been suggested such as the land to the south east of Test Road/north of the reed beds, may already have the nature conservation potential because of their physical characteristics (that area in particular being wet lying and adjacent to the Cokeham Brooks SNCI). Other areas (such as west of Dankton Lane) have rather less ecological potential because of the existing land use (pony paddocks and former allotments). In addition, the Malthouse Meadows area is already held by the District Council for open space purposes, but it is unclear whether the focus there is nature conservation or more general recreation. Ought the Neighbourhood Plan focus on improving sites where there is good existing nature conservation potential, or does it seek to create new habitat where it currently does not exist? If so what are the mechanisms of the Plan employed to deliver these changes?

How can access to the Downs be improved?

3.18 In responses to this question it is acknowledged that the A27 is a significant barrier to access to the Downs and existing crossing facilities for pedestrians and cyclists in particular are flagged as an area of major concern. There are very few comments about improving vehicular access and parking facilities. Most comment on the safety of crossing points.

3.19 For those Parish residents living to the south of the A27 (which is the majority) the dual carriageway road is a significant barrier to accessing the Downland roads and public Rights of Way. While there are crossing points, these are difficult to negotiate and can be intimidating with heavy traffic, particularly the more informal crossing points to the west of the Parish such as at the end of Church Lane. The difficulty with the A27 is that the Highways Agency maintains it and it would be difficult to negotiate improvements to crossings etc. While a number of people have suggested a footbridge, this would be a real challenge given the impact of such a structure on the setting of the National Park.

3.20 One of the issues therefore for the Neighbourhood Plan is whether the Plan should look to promote safer crossing points and if so whether it should identify a particular proposed or existing crossing point where pedestrian as well as cycle (and possibly equestrian) crossing points could be introduced. Clearly there is no point in putting forward crossings in locations that local people would actually not want to use.

3.21 The responses received on environmental issues have flagged several for focusing work on the next stage of the Neighbourhood Plan. However, one of the key matters arising is the role of the Neighbourhood Plan and how it may assist in the delivery of opportunities (such as the designation of a Nature Conservation Area or identification of footpath improvements etc.).

Summary:

3.22 To increase residents' pride in their local environment by advancing environmental improvements within the Parish which will bring about an improvement in the daily lives of the Parish residents.

3.23 There are three particular ideas arising from the work done to date:

- The identification of a new Nature Conservation Area and a clearer strategy for the Council's Malthouse Meadows open space.
- To promote improvements to existing local parks which are clearly undervalued and in need of investment.
- To examine where the best possible position for improved pedestrian/cycle crossing facilities over the A27 to link the Parish in better with the surrounding downland could be achieved.

Business

3.24 The survey requested responses on these sections on pages 24 to 32 in the AIRS report with detailed responses reported on pages 88 to 94 of the appendices.

Would you like to see more – employment opportunities in Sompting?

3.25 The responses showed a large proportion indicating "yes". On reading the detailed comments, it is shown there is a shortage of employment for the young with a mixture of retail, blue collar and agriculture being the basis of the opportunities listed. However, many respondents pointed out that due to the size and type of retail available in Sompting this choice of employment would be very limited. The requirement for training opportunities appeared often although referring to the question 29 later in the document.

3.26 There is a lack of employment opportunities in Sompting, these being in Worthing, Brighton and Hove and possibly in Shoreham. Although retail was listed unless new facilities are created this type of employment is very limited. This situation will be more obvious if housing development is completed at a large scale.

3.27 One of the issues therefore for the Neighbourhood Plan is whether the Plan should concentrate on having a policy that encourages the development or expansion of employment opportunities by working with Adur District Council and West Sussex County Council but located at the existing locations such as Lancing Business Park and Rectory Road Industrial estate.

Would you like to see more shops and retail facilities in Sompting?

3.28 Half of the responses stated - yes. This could reflect the responses above and those in response to question 23 on what type of employment in Sompting. On questioning what type of retail for Sompting, the group that had the highest responses was for traditional fresh local trade provision possibly evoking the "Sompting village" concept. However, there was quite a good request for larger retail facilities in Sompting in the appendices – mainly for the lack of employment opportunities issue.

3.29 It is understandable that the respondents would like to see more shops in Sompting especially as there is a large aged population. The style of shops currently provided is termed "parade" and that reflects the size of Sompting and perhaps the resident's shopping habits. Traditional local shops say for bakers, butchers, greengrocers appear to be required but due to the closeness of Lancing and Lyons Farm Retail Park it is questioned whether this style of shop provision would be sustainable especially on their own without the other shops giving the consumer the opportunity to shop at one location. The diversity of existing provision is limited with the Co-Op taking the largest space in two of the four parades. It is also noted that commercial provision in some of the shop units has occurred which unless these are sited at a different location, has removed any food shopping provision improvement opportunity.

3.30 The Parish Council has noted that through the planning applications process there has been several "change of use" submissions to "hot food take-away" facilities which is of concern as it reduces the diversity of the shopping provision to encourage residents to shop locally. Also noted is the time taken for empty shops to be reopened which again makes the shopping areas unattractive to shoppers.

3.31 Depending where new housing development occurs, should the Plan demand that new shopping facilities are within the development which would satisfy the local shop desire and a policy made to secure that provision. Should the Plan produce a policy to manage the number of take-away establishments within the parades and to secure the use of empty shop units for say community run shops (not charity but traditional) and should the Parish Council assist in the ventures. Since there are a number of commercial units within the parades, should the Plan have a policy on re-siting these to a better location, such as small units at Rectory Road Industrial Estate and substitute the use of those shop units for the more traditional.

What will make you shop more locally in Sompting?

3.32 The question concentrated on parking at the shopping areas and the attractiveness of the shop fronts. Nearly 70% of respondents stated yes for better parking and free parking in the shopping areas. This response should be questioned since currently all parking around the shopping areas is already free and the areas have lay-by parking by the shops albeit one is limited parking. The question is perhaps whether there is enough of this provision and where. The Parish Council is aware that the shop fronts would benefit from improvement as would the shopping areas and 50% of respondents agree.

3.33 Where new shopping facilities are provided there is enough free and short period limited parking at that location either on or off street to encourage local shopping and should it have policies to ensure this occurs. Should the Plan indicate that only free albeit limited in certain locations is acceptable at existing shopping areas. The existing areas are tired and need to be revitalised? A question could be whether the Plan should include a "design" for the shop front and the immediate area outside the shops for new provision and encourage a working partnership with existing shop keepers and Councils to improve existing parades.

Do you run a business from home and if you do, what factors would benefit you?

3.34 The responses to these two questions indicate that only 7% run a business from home with an improved broadband speed and mobile reception being the top response by those who do work from home. Low cost premises and shared work/office space with Wi-Fi coming second and third.

3.35 West Sussex County Council is currently running a campaign for improved broadband across the county and the Plan should support that campaign. On the issue of premises, these are limited if not non-existent in Sompting and unless support is given to this issue by Central Government, banks etc. and small units provided it is doubtful whether the Plan should include this issue other than simply supporting and encouraging this provision when possible and in suitable areas.

3.36 Should the Neighbourhood Plan identify suitable locations for small units to be used by residents instead of working at home and what other role other than pure support can it offer through its policies. The group should recognise against the number of residents, the number of people affected is small. Should the Plan include policies on the change of use of the units in the Rectory Farm Industrial Estate from commercial to small business units?

How many people in your household hold any of the following qualifications and would anyone in the household wish to undertake new training or gain new skills?

3.37 The table for question 28 page 31 of the report shows that the majority of households have one person having a qualification ranging from O levels to Degree. This and perhaps the aged population could reflect the lack of enthusiasm to undertake new training. 75% of respondents stated that they would not undertake new training.

From the responses above does the Plan need to address this issue?

3.38 The responses received on business / retail / employment issues have raised a number of matters for focussing work on the Neighbourhood Plan. However, a lot of the responses cannot be managed through this Plan alone and thus if included should be as a general support policy working with other organisations.

Summary:

3.39 The objectives should encompass the:

- Need for diversity of local shops to give traditional provisions for sale, butcher, baker
- Need to ensure as much as possible the filling of empty shops
- Need to be aware of NOT preventing the opportunity of the landlord or owner of shop having any use for the shop if the 1st objective not viable
- Need to prevent a block of similar selling provision i.e. takeaways not to prevent choice by the consumer but to prevent the creation of "dead" parades – planning control
- To create an attractive parade of shops i.e. well maintained shop fronts, windows and to reduce the necessity (?) for shutters to attract the local consumer. Planning control and possibly grants from the Parish Council
- Community shop or post office?

Community and Young People

3.40 *Survey responses:*

- In answer to the question: *If there are young people in your family, which local facilities/services do they use most?* The five most common words used were *parks, centre, shopping, local, bus*. 51 respondents out of 149 used the word *parks*.
- In answer to the question: *What extra/new local facility/service would most young people most like to see?* The five most common words used were *youth club, park, centre, play, facilities*.
- In answer to the question: *How well is Sompting parish catered for with leisure activities?* The highest "poor" rating was for people with disabilities (20.7%). Next came retired people (14.6%), adults (13.3%) and then children (8.4%)
- In answer to the question: *What local facilities/services in the local community do you appreciate most?* The five words most commonly used were *bus service, parks, shops, centre, and library*.

- In answer to the question: *Are there any other amenities, facilities or activities not currently provided in Sompting that you would like to see?* The five most commonly used words were *clubs, disabled, centre, activities, community*.

Summary:

3.41 Some issues we might like to explore further:

- Sompting's *parks* are important. How do we safeguard them and how should we be looking to improve them in order to add to the quality of life in our community?
- A number of the local services/facilities that are appreciated are on the periphery of Sompting or outside it – e.g. Boundstone Children's and Family Centre, Lancing Leisure Centre, Penhill Road Youth Club.
Many respondents spoke about the need for more children's facilities and asked specifically for a youth club/drop in centre. Should more children's facilities and *youth club* provision in the heart of Sompting be one of our priorities?
- Many people appreciate the bus service, the nearness of the surgery, the dentist and the chemist and the local shops. Also the Harriet Johnson centre and the Village Hall. How can we create an even better sense of community and *central* focus for Sompting?
- Many people spoke about the lack of public toilets. What other *facilities* we should be majoring on?
- What would better provision for people with *disabilities* look like?

Transport

3.42 Survey responses:

- Improve public transport or community transport and access to it where opportunities arise.
- (Steering group needs to know where passengers EXACTLY board and embark in the evening and on Sundays when limited or no public transport is provided.)
- Encourage proposals to create cycle network to link with existing and proposed off road (The Downs) networks.
- (Steering group needs to know what urban areas, key sites, open space and countryside locations are cyclists wanting to go. Also on urban routes - feelings on shared cycle/pavements would be acceptable and where)
- To promote schemes with West Sussex County Council to provide safer local pedestrian crossings.
- To work with West Sussex County Council and Highway Authority to reduce the impact of traffic using West Street on the village, school area, either as a rat run from A27 or from new development using West Street as exit route and improving crossing of A27.
- (Steering group needs to know what is wrong with the A27 crossing at Hillbarn and what is needed, and other exact locations across A27 to access Downs. Also need to know what are the thoughts on either closing or improving north/south routes linking A27 and West Street)

Housing

Are you or is anyone in your household or anyone with a local connection in need of affordable housing?

3.43 These questions were asked to establish the need for affordable housing as felt by residents since the normal allocation of affordable to market housing in new development is 33%.

Respondents answered NO by a large majority – nearly 85%.

What kind of housing do you think is needed in Sompting?

3.44 Just over half of respondents (55.0%) identified that affordable housing was most needed in Sompting, whilst 42.0% of those responding identified downsizing housing for older people and 22.5% identified market housing.

What type of housing is needed to meet the local needs in Sompting over the next 15 years?

3.45 The most commonly identified type of housing was semi-detached housing which was identified by 42.0% with bungalows identified by 37.8% of respondents.

Terraced housing by 33.7%, flats by 30.1% and detached housing by 16.1%.

The most commonly identified size of housing identified by respondents were 2/3 bed houses (58.8%), with 1/2 bed houses identified by 40.6% of respondents and 3/4 bed houses by 24.7%.

Issues arising for the Neighbourhood Plan

3.46 *Although the existing population responded that affordable housing was not necessary for themselves or their family etc, it has been recognised that affordable homes are needed within new development. The other main need was for residents with family homes to be able to downsize when appropriate. This will encourage families to stay in Sompting whilst moving up the property ladder. Family housing consisting of 2/3 bedroom semi-detached properties was indicated as a high priority by respondents. Residents did not favour flat development or detached housing for Sompting.*

3.47 *The Neighbourhood Plan needs to address these issues within its policies when considering new development in Sompting. Space for new development is limited and the development mix must at the right balance. The Plan needs to be mindful that any new development must be financially viable for the developer as land prices can be high as well as producing a sustainable mix of residency. Whether the Plan should have flexible development policies for different locations is dependent on the existing or new facilities at those locations so care must be taken not to be restrictive. Sompting has had in the past large bungalow developments which are now insufficient in size and / or design for the growing family which has produced several loft conversions, extensions completely altering the development landscape.*

3.48 The Plan should have policies to Manage the mix and style of properties by identifying layout and structure designs already present in Sompting that could be used as a "template" for future development, such as small estate designs using flint as the facings to the properties reflecting the history of the area.
If possible it should have policies on how to manage the changes of existing properties e.g. from bungalow to chalet or full house be it in certain identified areas Identify what new facilities are needed to lessen the impact of new development would have on the existing infrastructure and facilities and put those requirements into policy statements.

The Neighbourhood Plan should allocate land for affordable, marketing or a mix of housing

3.49 A total of 41.7% strongly agreed that the Neighbourhood Plan should allocate land for affordable housing, whilst 44.9% agreed that land should be allocated for market housing and 41.6% agreed that land should be allocated for a mix of affordable and market housing.

These results indicate that the Plan should prioritise the allocation of land for affordable housing which reflects the response given to the question of the kind of housing do you think is needed in Sompting. However there is a need to address the fact that a high number of respondents require a mix of housing stock.

Issue for the Neighbourhood Plan

3.50 From the responses, the respondents clearly expect the Plan to allocate land for affordable housing. The Plan needs to consider whether this allocation should be solely affordable or as indicated by "agree" giving a mixture but perhaps of a different percentage mix than normal (30%).

Can you suggest areas/sites where new developments could take place?

3.51 Brownfield sites were naturally identified but as Sompting does not have a great number of available or potentially available brownfield sites, the equal choice was for land which is assumed to be greenfield. The responses were unclear on areas/sites so use of the site assessment sheets is required.

Issue for the Neighbourhood Plan

3.52 The state of the Parish Report will have site assessments and the Plan needs to consider those assessments and the other reports when identifying suitable land to be used for development as there are many issues to be taken into account. The Plan needs to derive its policies based on that information.

What is important to you in the design of new properties?

3.53 From the results of the questionnaire, respondents claimed that high levels of energy conservation and sustainable construction were most important to them whilst the use of traditional local building materials ranked second.

Issue for the Neighbourhood Plan

3.54 The Plan should thus have policies to reflect this but be mindful of the effect that some energy conservation methods can be detrimental to the building style and visual look. The fact that contemporary modern design was less important should be noted in making policies on the design.

Would you support the conversion and redevelopment of bungalows to secure more housing units if housing is identified in Sompting?

3.55 The greatest proportion of respondents (38.1%) identified that they would not support the conversion and redevelopment of bungalows to secure more housing units if housing need is identified in the parish, whilst 35.3% would support such a change and 26.6% were not sure.

Issue for the Neighbourhood Plan

3.56 Responses already given, show that there is a need to have property suitable for downsizing and bungalows are one way to satisfy that need. Any policy written to cover this issue needs to manage this in a non-restricting manner.

Community Survey

3.57A comprehensive community survey as part of the Neighbourhood Plan consultation process was undertaken in December 2012. Survey forms were distributed in paper form and residents were also able to access a web-based version of the survey. The deadline for responses was the 30th December 2012.

3.58 The survey is intended to provide additional information on the character of the parish and the views of its communities on what the Neighbourhood Plan should seek to preserve and to improve. The Parish Council has published the outcome of the survey in a separate document but a summary of the key findings is included here:

- A total of 603 responses were received to the survey.
- The vast majority of respondents (86.1%) identified that neither they nor anyone in their household were in need of affordable housing, with 8.6% highlighting that they were aware of someone in need in another household and 6.3% identifying that they themselves were in need.
- The vast majority of respondents (84.7%) identified that they did not know of anyone with a local connection to Sompting in need of affordable housing, with 15.3% highlighting that they did know of someone in need of affordable housing.
- Just over half of respondents (55.0%) identified that affordable housing was the housing most needed in Sompting, whilst 42.0% of those responding identified housing for older people to downsize to and 22.5% identified market housing.
- The most commonly identified type of housing needed to meet local needs in Sompting over the next 15 years was semi-detached housing which was identified by 42.0% of those responding to the question. Bungalows were

identified 37.8% of respondents to the question, Terraced housing by 33.7%, Flats by 30.1% and Detached housing by 16.1%.

- The most commonly identified size of housing identified by respondents in meeting the local needs in Sompting over the next 15 years were 2/3 bed houses (58.8%), with 1/2 bed houses identified by 40.6% of respondents and 3/4 bed houses by 24.7%.
- A total of 41.7% strongly agreed that: the Neighbourhood Plan should allocate land for affordable housing, whilst 44.9% agreed that land should be allocated for market housing and 41.6% agreed that land should be allocated for a mix of affordable and market housing.
- The greatest proportion of respondents (38.1%) identified that they would not support the conversion and redevelopment of bungalows to secure more housing units if housing need is identified in the parish, whilst 35.3% would support such a change and 26.6% were not sure.
- In terms of importance, 53.7% of respondents identified high levels of energy conservation and sustainable construction of new buildings as most important, 62.4% identified the use of traditional local building materials as important and the 66.6% identified more contemporary modern designs as less important.
- In terms of respondent's use of different modes of transport, the greatest proportions Walked (62.4%) and used Car/Taxis (62.5%) daily, used Bus/Community Bus (30.6%) and Trains (57.8%) occasionally and Cycle/Motorcycles (56.1%) never.
- The majority of respondents (54.0%) identified that they would not cycle more if routes and racks were provided, whilst 29.6% identified that they would and 19.0% might do so.
- With regard to the provision of Community Transport, the greatest proportion of respondents (35.6%) identified that they would use a service occasionally if one was provided, 27.6% identified that they would *never* use it, 23.5% would use it *weekly*, 10.6% would use it *daily* and 2.7% would use it *monthly*.
- Approximately three quarters of those responding (77.9%) identified that there were not any areas in Sompting which were not accessible by bus, whilst 22.1% indicated that there were areas which were not accessible.
- The greatest proportion of respondents in each case identified that: Play spaces near home were of level 1 importance (40.1%); Play pitches, recreational grounds and parks as level 2 importance (30.9%); The landscape setting of the Parish in the Downland as level 7 importance (19.2%); Public rights of way in the countryside as level 4 importance (10.2%); The gaps between settlements as level 3 importance (16.2%); Existing nature conservation areas as level 6 importance (20.6%) and Listed buildings and

conservation areas as level 1 importance (20.9%). *Issues were ranked from level 7- very important to level 1 – not important*

- With regard to priority areas for a better local environment, the greatest proportion of respondents in each case highlighted that More/better equipped areas for play as level 1 importance (33.9%); Play pitches, recreational grounds and car parks as level 2 importance (32.5%); New areas for nature conservation nearby as level 3 importance (30.6%); Better access to the Downs as level 4 importance (31.1%) and Some new routes across the green gap land between Sompting and Worthing (36.1%).
Issues were ranked from level 5 - very important to level 1 – not important
- The greatest proportion of respondents (56.7%) identified that if new walking or off-road cycle routes could be provided in Sompting Parish within the green gap between Sompting and Worthing, then they would support their use for both recreation. Similarly 65.8% supported the use of such routes as short cuts across to East Worthing.
- A majority of respondents (68.5%) highlighted that they would like to see more employment opportunities in Sompting. Whilst 58.3% supported the development of additional shops and retail facilities in Sompting
- With regard to the factors that would make people shop more locally in Sompting, in each case the greatest proportions identified that they would support: Free parking for a limited time in Sompting shopping areas would help (69.8% support), Improved parking in Sompting shopping areas would help (67.0% support) and Preserving and creating attractive shop fronts (48.6% support).
- The vast majority of respondents (93.2%) do not run a business from home.
- Of those that did run a business from home, the factors identified as being of benefit to them were identified as: Improved broadband speed and reception (80.6% support); Small business meetings and advice points (19.4% support); Low cost premises (34.7% support); Shared office/work space with Wi-Fi (27.8%) and Meeting spaces with Wi-Fi (22.2%).
- The most commonly identified qualifications held by respondents or members of their households were GCSEs (45.4%) and O Levels (41.3%), followed by NVQs (31.5%) and A Levels (31.2%). Professional qualifications were held by 25.7% of household members and Degrees by 19.6%. A total of 14.4% of household members held no qualification with 6.5% having HNDs and 4.6% HNCs.
- Approximately three quarters of respondents (76.5%) highlighted that their household did not possess someone who wished to undertake new training or gain new skills.

- The greatest proportion of respondents identified that across all categories of people improvement was needed in terms of the leisure activities provided with the parish. This was identified by 34.4% of respondents for children, 35.1% for adults, 33.2% for retired people and 39.2% for people with disabilities.
- Across all of the answer options, the majority of respondents identified that there was not someone in their household that had a particular need or disability. Of those that did, the most commonly identified were: Having an ongoing or long-term health problem (37.5%); Deaf or difficulty in hearing (22.3%) and serious difficulty in walking, climbing stairs, reaching or carrying (21.3%).
- The greatest proportion of responding households (45.5%) had lived in Sompting for over 20 years, 19.2% for between 11 and 20 years, 17.7% for between 6 to 10 years and 17.6% for between 0 and 5 years.
- The greatest proportion of individuals in respondents households were aged 65 and over (33.4%), followed by those aged 50-65 (23.1%) and those aged between 31 and 50 (19.7%).

4. The Wider Planning Context

4.1 The parish is part of the Adur district, the West Sussex County and partially lies within the South Down National Park. There are adopted and emerging policies and proposals that have a significant influence over the strategy and detailed content of the SNP.

4.2 The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in preparation of local plans and neighbourhood development plans. At examination, the submitted SNP must demonstrate that is consistent with the policies and intent of the NPPF.

4.3 The development plan for Adur currently comprises of the saved policies from the 1996 Local Plan. The Revised Draft Adur Local Plan will be published in 2013 and once adopted will replace these saved policies. The SNP must also be in general conformity with the development plan.

4.4 The South Downs National Park Authority is proposing to publish a Draft Local Plan in 2014 with a view to adopting the Plan in 2017. At present, therefore, the saved policies of the 1996 Adur Local Plan remain relevant in that part of the parish.

National Planning Policy Framework

4.5The NPPF contains a number of key policy principles that will shape the SNP. These are itemised below:

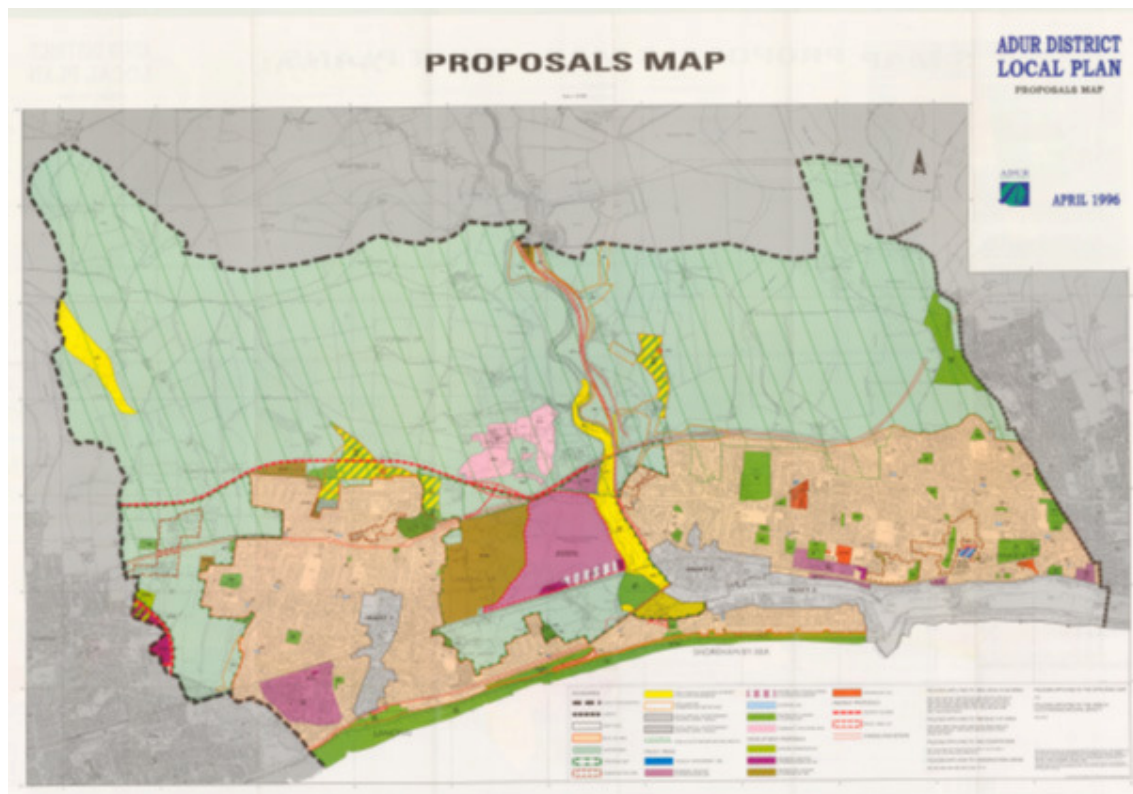
- The presumption in favour of sustainable development (para. 14)
- The role of Neighbourhood Plans (16)
- Helping achieve economic growth (18-20)
- Boosting the supply of housing (47)
- Delivering a wide choice of high quality homes (50)
- The quality of development (58)
- Promoting healthy communities (69)
- The use of community right to build orders (71)
- The designation of Local Green Spaces (76/77)
- Meeting the challenge of climate change and flooding (100)
- Conserving and enhancing the natural environment (109-115)
- Conserving and enhancing the historic environment (126-141)
- Neighbourhood plans (183-185)

4.6The principles above are those of most relevance to the SNP but many other principles in the framework will have some bearing on the preparation of the document in due course.

Adur District Council Local Plan 1996

4.7There are a number of saved policies of the 1996 Local Plan that are relevant to the SNP (see the Proposals Map in Plan B below):

- AG1 Location of Development
- AG3 The relationship between development and the provision of Infrastructure
- AP4- 5 Development & Land Drainage
- AC1 Development of the Countryside Generally
- AC2-3 The Sussex Downs Area of Outstanding Natural Beauty
- AC8 Diversification of the Rural Economy
- AB7-11 Listed buildings
- AH3 Housing to Meet Local Need
- AE6 Town centres
- ACS2-3 Lancing College
- ACS4 Health Services
- DPAN1 Land to South of Sompting Village
- DPAR1 Land adjacent to Sompting Cemetery



Plan B: 1996 Local Plan Proposals Map –Adur DC

The Adur Local Plan 2014-31

4.8The SNP is being prepared in anticipation of the adoption of this Plan in 2014/15. In doing so, it is expected that the SNP will be submitted for examination prior to the examination and adoption of the Local Plan.

4.9 The Revised Draft Adur Local Plan (RDALP) will be published in September 2013 by ADC for public consultation. It expects to publish its Pre Submission version in spring 2014. The RDALP contains a number of significant policies that affect Sompting parish and set the context for the SNP.

4.9 There are two specific elements of its vision for Adur that are relevant to the SNP:

- *V1 - Regeneration benefits for Adur will have been secured, and residents will enjoy an improved quality of life and wellbeing through better access to higher quality jobs, better choice in housing including affordable²⁴ homes and new and improved local services and community infrastructure. Inequalities between different parts of Adur will be reduced, uplifting the most disadvantaged neighbourhoods.*
- *V2 – Most development will have been focused around Adur's main communities ...Sompting ... and measures will have been taken to reduce their impact on the environment. Whilst many of Adur's residents will continue to visit Worthing, Brighton and other centres for employment and some retail and leisure functions, Adur and its town and village centres will continue to have an important role in providing retail, employment, leisure and community facilities, whilst also acting as a destination for visitors. Sompting village will have retained its rural village character.*
- *V6: High standards of design will have become an essential part of all new development to help create attractive, safer and healthier places. Significant improvements will have been made to the public realm.*
- *V7: Adur's character and local distinctiveness (urban and rural, coastal and countryside) will have been maintained and enhanced through protection of its landscape, townscape, cultural heritage and biodiversity. Important views will have been protected. Much of Adur's coastline will continue to be used for leisure and recreation, and public access to the river, harbour, countryside and coast will have been improved. Opportunities will be taken to capitalise on Adur's location adjacent to the South Downs National Park.*

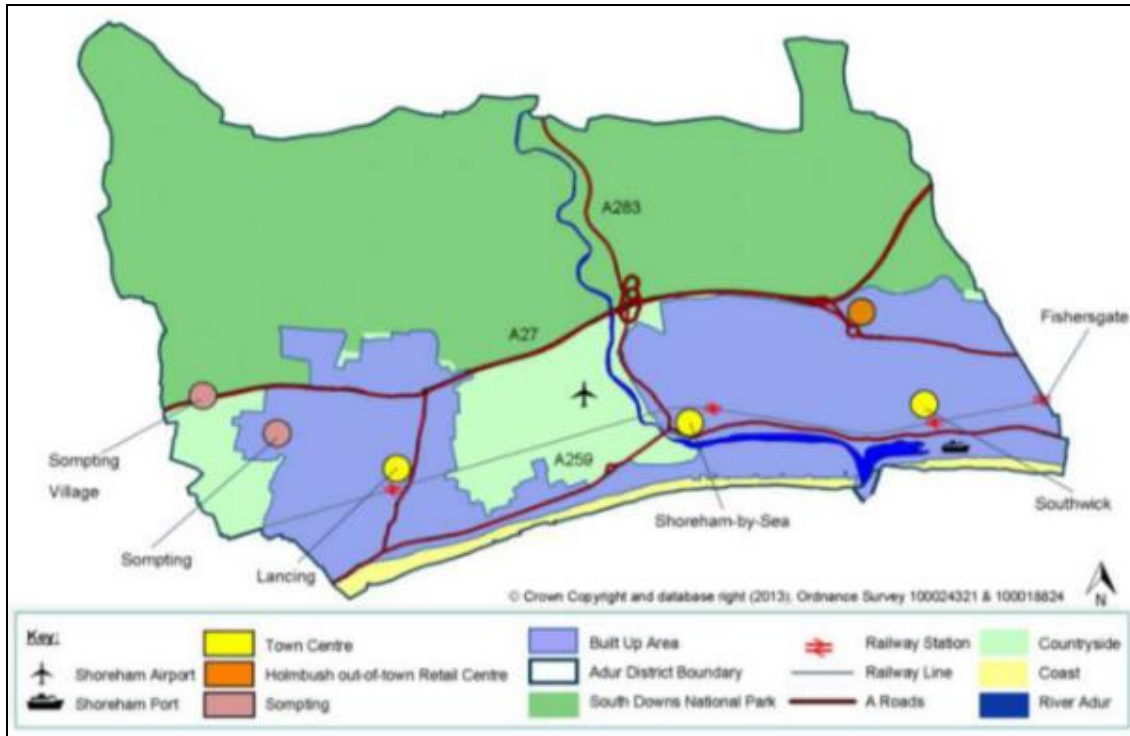
4.10 The RDALP sets out a series of strategic objectives, the most relevant of which to the SNP are:

“O1: To deliver between 2797-2947 dwellings up to 2031 to contribute to meeting objectively-assessed needs in Adur District in terms of type, size and tenure.

O2: To ensure that local communities will benefit from regeneration through physical and social integration, and the provision of new homes (including affordable housing) which meet identified needs, employment opportunities, social and community facilities, leisure and transport facilities.

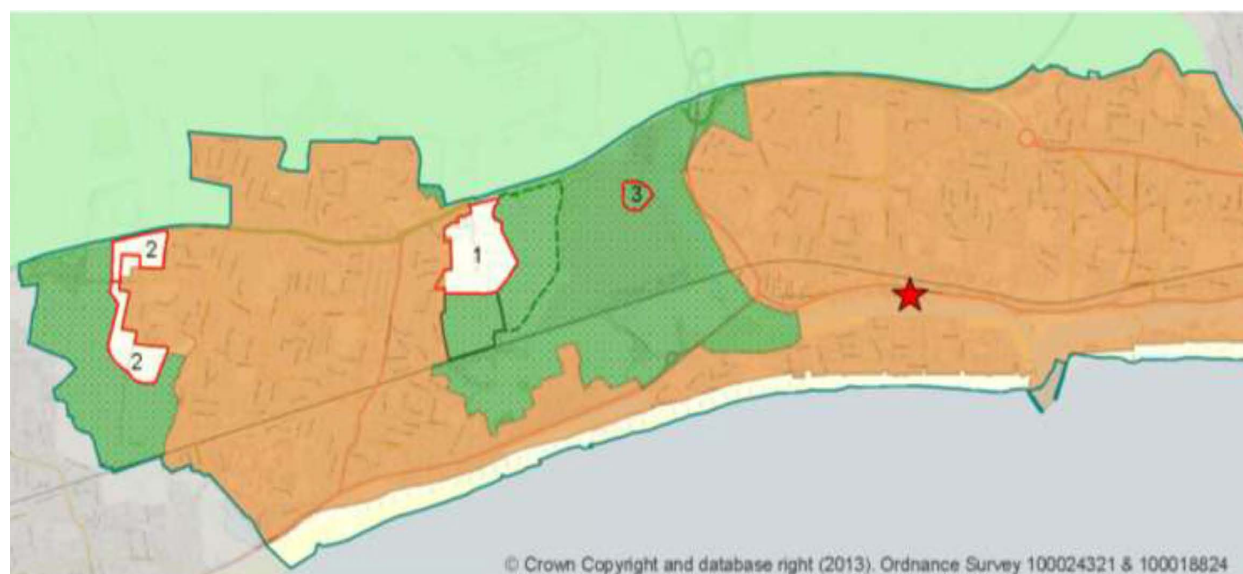
O4: To ensure the timely delivery of appropriate infrastructure to meet identified physical, social, community and environmental needs. This will include the use of the Community Infrastructure Levy (CIL) and partnership working as appropriate

O7: To protect and improve the setting of the South Downs National Park, the River Adur, coastal waterfront, Local Green Gaps, conservation areas and other cultural and historic assets and where appropriate, access to them. Areas of nature conservation value will be preserved and enhanced. New development will avoid impacts on biodiversity and the natural environment as far as possible, and mitigate and/ or compensate where necessary."



Plan C: 2013 Draft Local Plan Proposals Map & Key

4.11 It contains a wide range of strategic and development management policies that will guide the nature and quality of development in Sompting Parish. These are summarised in Table C below. In each case, the relevant extract from the policy is included (and a reference to the relevant saved policy from the 1996 Plan), together with a brief commentary on the scope for the SNP to make policy in due course. All SNP policies and proposals will be expected to be well-evidenced as a matter of course.



Key	
	South Downs National Park
	Local Plan Boundary
	Proposed Local Green Gap
	Proposed Built Up Area Boundary (BUAB)
	Brighton & Hove Albion Football Club Training Academy
	New Monks Farm Proposed Country Park
	Proposed Site Allocations
	Shoreham Harbour Regeneration Area - Western Arm
1.	New Monks Farm
2.	West Sompting
3.	Shoreham Airport

PLAN D: Revised Draft Policy 3: Housing Provision Map (see policy in table below)

No.	Policy	Extract and Commentary
Policy 2	Revised Draft Policy 2: Spatial Strategy (Saved Policy DP 2: Spatial Strategy)	<p>"Up to 2031 the delivery of new development in Adur will be managed as follows:</p> <p>Development within the Built Up Area Boundaries (to be defined on the Policies Map) of Lancing, Sompting, Shoreham-by-Sea, Southwick and Fishersgate will be permitted subject to other policies in the development plan.</p> <p>It will also be necessary to release the following greenfield sites on the edge of the built up areas to ensure an adequate supply of suitable land for development as long as this does not significantly compromise the Local Green Gaps:</p>

		<ul style="list-style-type: none"> West Sompting (residential) <p>Development which would result in the coalescence or loss of identity of settlements will be resisted.</p> <p>The character of Sompting village, which lies outside of the Built Up Area Boundary, will be respected and maintained.”</p> <p>This policy establishes the built up area boundary for the SNP area and proposes the strategic housing allocation at West Sompting as an extension to the boundary. It also restates the village outside the boundary.</p> <p>There may be scope for the SNP to review the boundary in the event that other land adjoining the boundary is identified for development potential. The proposed boundary is defined on a series of maps in the Appendix.</p>
Policy 3	Revised Draft Policy 3: Housing Provision	<p>“Over the period 2011 – 2031 a minimum of 2797– 2947 dwellings will be developed in Adur, as follows:</p> <p>817 within the built up area of Adur, plus</p> <p>1050 as part of the Shoreham Harbour Regeneration Area Western Arm</p> <p>450 - 600 at New Monks Farm</p> <p>480 at West Sompting”</p> <p>This policy makes the strategic housing allocation at West Sompting and sets a number for the built up area of Adur, including Sompting. The policy does not rule out the SNP allocating other land for smaller scale housing development in the plan period.</p>
Policy 6	Revised Draft Policy 6: Land at West Sompting	<p>“Land at West Sompting (within the area shown on Map 5) will be allocated for residential development of approximately 480 dwellings comprising:</p> <ul style="list-style-type: none"> 400 dwellings at Sompting Fringe (south of West Street) and 80 dwellings at Sompting North (north of West Street) of which 30% of the total are to be affordable homes to provide a mix of types and tenures in accordance with identified needs. Provision or funding of mitigation for off-site traffic impacts on the Strategic Road Network and local roads through a package of measures including improvements to the A27/Busticle Lane junction, A27 Sompting Bypass/Upper Brighton Road junction and expansion of the traffic calming scheme in West Street. Provision of sustainable transport infrastructure including improved public transport. Cycle and pedestrian links to Sompting/ Lancing and Worthing

		<p>will be provided across the Local Green Gap.</p> <ul style="list-style-type: none"> • A package of site-specific travel behaviour initiatives to maximise opportunities to encourage sustainable modes of transport. (This should include travel behaviour initiatives such as residential and workplace travel plans). • Footpath improvements along West Street. <p>Consideration is being given to the potential for this strategic allocation to accommodate a Gypsy and Traveller and/or Travelling Show people site. Developers will need to work with Adur District Council, West Sussex County Council, and the Environment Agency to ensure that surface water and ground water flooding are adequately mitigated without worsening flood risk elsewhere. Opportunities to reduce flood risk elsewhere should be taken.</p> <p>As part of a Landscape Strategy/Green Infrastructure Strategy, the following are to be delivered:</p> <ul style="list-style-type: none"> • a nature conservation area north of the existing Cokeham Brooks SNCI. • a community orchard • a landscaped buffer alongside the western boundary of the development. • Open space and recreation areas (to include children's play areas located within the development) and provision for formal sports, in accordance with Council standards. <p>The development must safeguard and enhance the Cokeham Brooks Site of Nature Conservation Importance. The development should contribute to the Teville River Restoration project.</p> <p>A number of assessments will also be required at the planning application stage. These will include:</p> <ul style="list-style-type: none"> • An assessment of archaeological assets (sampled by field investigation) before determination of any application. Reference should be made to the West Sussex Historic Environment Records. • A site wide landscape and ecological management plan should be drawn up to cover the long-term maintenance of retained and newly created on-site habitats. <p>Appropriate mitigation of any issues raised through these assessments is to be secured.</p> <p>Other infrastructure requirements are to be addressed through CIL/s106 requirements – including a financial</p>
--	--	---

		<p>contribution towards the provision of education facilities. The development of this site, the location and layout of built development, green infrastructure and other landscaping is to be based on the following principles and site-specific requirements:</p> <ul style="list-style-type: none"> • Development must respect the landscape of the Worthing-Lancing/Sompting Local Green Gap and the South Downs National Park, and the historic character of Sompting Conservation Area. • Affordable housing is to be distributed throughout the development (both North and Fringe sites). • The development is to be connected to sewerage and water distribution networks at the nearest points of adequate capacity, as agreed with Southern Water. This site will require new and improved water mains. <p>All elements are to be secured through s106/planning conditions.</p> <p>A development brief will be prepared for the site."</p> <p>There may be scope for the SNP to shape the development brief and, in doing so, influence the key principles of the design of the new development as set out in the policy.</p>
Policy 10	Revised Draft Policy 10: Sompting	<p>"Sompting village will not be expanded or intensified due to its linear and historic character and countryside location within the Local Green Gap. Improvements to West Street and/or the A27 and wider transport network to reduce through-traffic in Sompting village will be sought; these should respect the character of the conservation area."</p> <p>This policy re-establishes the presumption against development in Sompting Village and the desire for highways improvements.</p>
Policy 13	Revised Draft Policy 13: Adur's Countryside and Coast(Saved PoliciesAC1)	<p>"Outside of the Built Up Area Boundary (and outside of the sites identified in Part Two of this plan) development will only be permitted where the need for a countryside location is essential; it is for quiet informal recreation or the essential needs of agriculture or horticulture, flood management, or is otherwise consistent with this Local Plan (or subsequent DPDs). Improvements to green infrastructure, including enhanced pedestrian and cycle links, and better access for those with mobility difficulties will be supported. The extension of isolated groups of buildings or the consolidation of linear or sporadic development will not be permitted.</p> <p>Outside of the strategic sites identified in this Local Plan,</p>

		<p>Local Green Gaps between the settlements of Lancing/ Soming-Worthing, and Lancing-Shoreham-by-Sea will be protected in order to retain the separate identities and character of these settlements. Within these areas any development permitted must not (individually or cumulatively) lead to the coalescence of settlements.</p> <p>The landscape character of Adur and other areas of countryside, the coast, river, and settlement pattern will be protected and where possible enhanced....</p> <p>The setting of the South Downs National Park must be respected."</p> <p>This policy establishes strong protection for the land outside the defined built up area boundary, especially in restating the 1996 policy of preventing the coalescence of Soming and Worthing. If the SNP proposes development outside the boundary then it must justify the proposals against the criteria in this policy.</p>
Policy 20	Revised Draft Policy 20: Housing Mix and Quality(Saved Policies, AE4)	<p>"New residential development should incorporate a range of dwelling types, tenures and sizes (including affordable housing) that reflect and respond to Adur's identified housing needs and demands.</p> <p>This will include market housing, based upon the following principles:</p> <ul style="list-style-type: none"> • Family sized housing should be provided through infill developments, identified strategic locations, and town centre regeneration. Such dwellings should mainly provide 2-3 bedrooms. • Town centre developments should aim to create family sized housing as well as flatted developments, to enhance the housing offer and support town centre regeneration. Where appropriate, new residential development should incorporate housing for older persons (including extra care and supported housing) in both affordable and market tenures. This should be provided within the Built Up Area, in accessible locations. <p>Adur District Council will develop a Supplementary Planning Document on Internal and External Space Standards to address private sector housing. "</p> <p>This policy establishes the key principles of housing type mix that will apply to West Soming and any other housing development proposed in the SNP.</p>

Policy 21	Revised Draft Policy 21: Affordable Housing (Saved Policies AH3)	<p><i>“New residential development will be expected to make provision for a mix of affordable housing, including social rented, affordable rented and intermediate housing according to the following site size thresholds:</i></p> <ul style="list-style-type: none"> <i>• On sites of 1-5 dwellings (gross) 10% affordable housing will be sought via a financial contribution</i> <i>• On sites of 6-14 dwellings (gross) 20% affordable housing will be sought</i> <i>• On sites of 15 (gross) dwellings or more 30% affordable housing will be sought</i> <p><i>The preferred mix of tenure will be 60% social/affordable rented housing and 40% intermediate housing</i></p> <p><i>On sites of 6 or more dwellings, in exceptional circumstances only, if a site meets requirements for affordable housing as set out in the policy, but other factors demonstrate that affordable housing may not be appropriate, development of affordable dwellings on another site may be considered. If this is not achievable, as a last resort in exceptional circumstances only, the Council will seek a financial contribution to enable provision of affordable homes elsewhere within Adur.”</i></p> <p><i>This policy establishes the key principles of housing tenure that will apply to West Sompting and any other housing development proposed in the SNP.</i></p>
Policy25	Revised Draft Policy 25: Protecting and Enhancing Existing Employment Sites and Premises	<p><i>“Where planning permission is required, proposed conversions to uses other than employment (B1, B2 and B8 of the Use Classes Order) in the following employment sites will be resisted:</i></p> <p><i>1. Rectory Farm Industrial Estate, Sompting</i></p> <p><i>For sites not listed above, the preferred approach is that the conversion or redevelopment of land or buildings, currently or last in class B1, B2 or B8, for other uses will be resisted unless it can be satisfactorily demonstrated that the site or premises is/are genuinely redundant and unlikely to be re-used for B1, B2 or B8 uses within the Plan period, having regard to the following factors:</i></p> <p><i>(i) no effective demand exists or is likely to exist in the future to use the land or buildings for employment generating activities. Consideration should include the length of time</i></p> <p><i>the property has remained vacant, the attempts made to sell/let it, and the demand for the size and type of employment premises in the area; or</i></p>

		<p>(ii) the loss of a small proportion of employment floorspace would lead to a significant upgrade of the remaining employment floorspace.</p> <p>The upgrading of existing employment sites and buildings will be supported."</p> <p>This policy restates the protection of the Rectory Farm Industrial Estate in the parish and of other employment land. Should the SNP propose the loss of employment land then it must justify the proposals against the criteria of this policy.</p>
--	--	---

Table E: Summary of 2012 Draft Local Plan Policies

4.12The SNP is not obliged to address all the policies above. The RDALP contains other policies that are more strategic or generic in nature and will not require any further interpretation by the SNP. They will, however, be used in determining planning applications in Sompting Parish, if adopted in the Plan.

Adur District Community Infrastructure Levy

4.13Adur is preparing its Community Infrastructure Levy (CIL) Charging Schedule. The Levy will complement the RDALP and will replace some, but not all, elements of the S106 (planning obligation) agreement mechanism to secure funding from development schemes to contribute to investment in supporting infrastructure. The Preliminary Draft Charging Schedule for the District Council is expected to be presented later in 2013. A Viability Assessment is currently being undertaken to inform the levy rate in the different parts of Adur.

Neighbourhood Development Orders & Community Right to Build Orders

4.14The Localism Act 2011 enables local communities to make orders that grant planning permission for specified types of development. Although not essential, it is expected that the process of preparing a Neighbourhood Development Plan will provide an opportunity to the Parish Council to propose, consult on and make an order in accordance with the regulations.

4.15A Neighbourhood Development Order could identify types of development (that would require planning permission) in all or part of the parish area and grant consent. This could, for example, provide for the SNP to propose change of uses from a retail to a business use in a shopping parade.

4.16A Community Right to Build Order, which is a more specific type of Neighbourhood Development Order, could grant consent for a specific development proposal in the parish promoted by the Parish Council as a qualifying

body. This could, for example, enable the Parish Council in the SNP to propose a local housing scheme on land in the parish.

4.17 In both cases, the orders can only be made by ADC or SDNPA as the local planning authorities once they have been examined and have achieved a majority vote at a referendum.

South Downs National Park Partnership Management Plan 2014-2019

4.18 The South Downs National Park became the organisation with the statutory responsibility of writing planning policy for the National Park Area on the 1st of April 2011.

4.19 The Management Plan is a draft version, currently in consultation until September 2013. It is deemed the most important strategy document for the area, shaping the activities in and around the National Park over the next five years. As the Parish of Sompting lies within its boundaries, covering more than half of the parish, the emerging South Downs Plan needs to be considered. In lieu of a formal planning policy document, the Management Plan has an influence on SNP policy in that part of the parish.

4.20 The Management Plan states: *"It is the intention of policies ... to encourage communities to become more sustainable, where residents have better access to the housing, jobs, facilities and services they need locally, and to make them less reliant on private transport or lengthy journeys on public transport. (It) ... also seeks the creation of more balanced communities (communities with a diverse range of age, socio economic and social groups)"* (para. 2.22, p34).

4.21 It contains a number of policies, some of which are spatial and are of relevance to the SNP:

- Policy 1. Conserve and enhance the natural beauty and special qualities of the landscape and its setting, in ways that allow it to continue to evolve and become more resilient to the impacts of climate change and other pressures.
- Policy 16. Support the financial viability of farm businesses through appropriate infrastructure and diversification developments, in particular encouraging those that will support sustainable farming.
- Policy 40. Maintain visitor enjoyment and influence visitor behaviour in order to reduce impacts on the special qualities and increase visitor spend in and around the National Park.
- Policy 42. Support the development and maintenance of appropriate recreation and tourism facilities and visitor hubs including a mix of quality accommodation, which responds to market demands and supports a sustainable visitor economy.
- Policy 49. Housing and other development in the National Park should be closely matched to the social and economic needs of local people and should be environmentally appropriate, to support balanced communities so people can live and work in the area.

4.22The mechanism through which the National Park Authority will create its planning policy is the emerging National Park Local Plan. The Local Plan will set out how the National Park will develop into the future. It is proposed that the Plan will be formally submitted to the Secretary of State in June 2015 and be adopted by June 2016. It will set the planning policy framework for the National Park for the period up to 2035. It is likely to continue to evolve over time to meet the changing needs and aspirations of the National Park.

Other Strategies, Plans & Studies

4.23There are a number of other strategies, plans and studies that may influence the SNP. All form part of the evidence base of the RDALP and therefore have some relevance to the parish. Their key points of relevance to the parish are summarised here:

Landscape and Ecological Surveys of Key sites within the Adur District2012

4.24This study assesses the overall sensitivity and character of the district and sets out which techniques of how the landscape capacity is judged. It identifies the Local Landscape Character Areas (LCAs). The Assessment is divided into three categories; landscape character sensitivity – the robustness of the landscape, the visual sensitivity – including its ability to accommodate change and these to criteria is then combined in the overall landscape assessment.



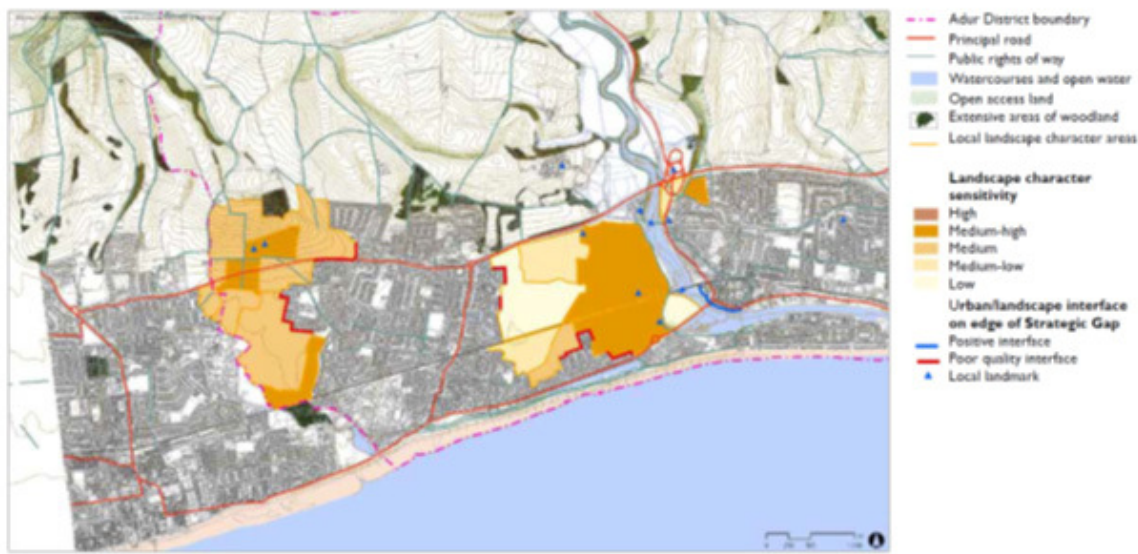
- Adur District boundary
- Local landscape character areas in Sompting Gap (SG) - from Urban Fringe Study, 2006

PLAN E: Local Landscape Character Areas – Sompting Gap

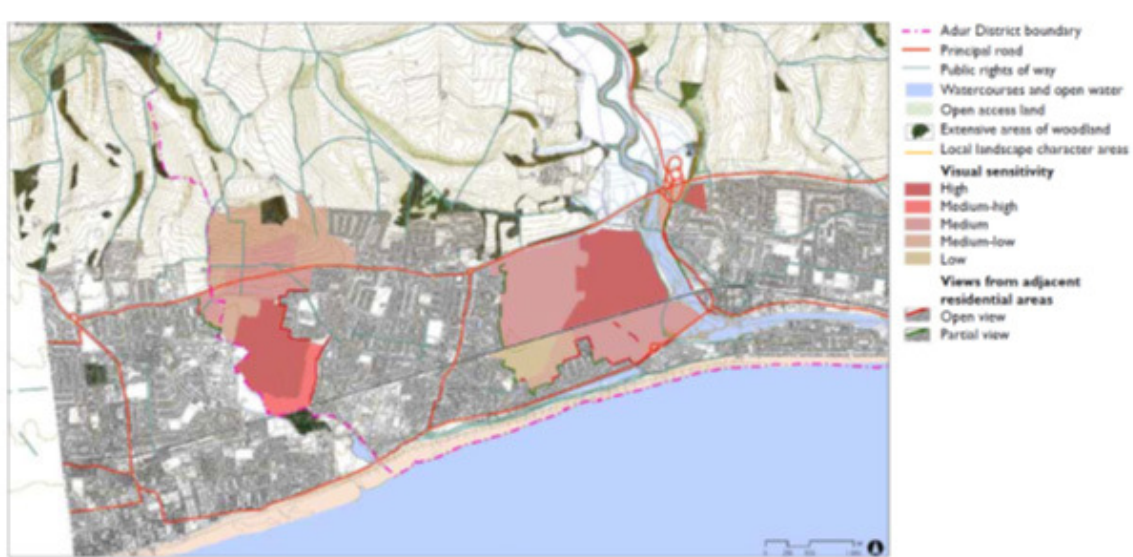
4.25 There are seven areas within the Sompting Gap that have been identified as Landscape Character Areas (LCAs):

1. Loose Lane Fields
2. Lower Cokeham Fen – medium landscape sensitivity
3. North West Sompting Fringe – medium/high
4. Sompting Village Pastures - medium
5. Broadwater Fringe - medium
6. Sompting Village – medium/high
7. Sompting Downs - medium

4.26 Many of the areas are arable or on residential land, with the exemption of Sompting Village which is sensitive in its enclosed character of an old village with listed buildings small scale fields and orchards. Sompting Village Pastures is also an exception, but has a more dense vegetation and is describe as domestic of deeply rural quality. The North West Sompting Fringe is made up of small pasture of farmland and horse grazing and has the A27 crossing its land. The narrow piece of land that is called Lower Cokeham Fen is mainly made up by wetland habitat and small pastures. The Loose Lane Fields is the largest of the areas with a flat, open arable farmland, although it allows long views in all directions, it is deemed to make little contribution to the setting of the local residents.



PLAN F: Landscape Character Sensitivity - Sompting 2012



PLAN G: Visual Sensitivity – Sompting 2012



PLAN H: Overall Landscape Sensitivity – Sompting 2012

Adur Open Space Sport & Recreation Study 2005

4.27 This study has been produced on behalf of ADC to ensure that open spaces are used to their best potential. It also seeks to set standards to be used in identifying and prioritising the provision for the present and future needs. This should lead to providing robust recommendations to solving issues and to provide a sound base for the RDALP.

4.28 The parks and gardens in the district are in general of reasonable standard with the Lancing Manor Park being of very high quality, setting the standard for the area. The council should try to achieve green flag status to some of its parks. There is a vast amount of protected countryside in the Downs that is accessible. There is only some concern of misuse of these areas, such as mountain biking. Some sites are difficult to get access to, especially for wheelchairs and pushchair, but also for people travelling by public transport.

4.29 Amenity green space is evenly spread across the district, however additional provision should be considered in the Sompting area of Cokeham Ward and potentially others in the Sompting area. Most of the provision for young people in Adur is of high quality although some need to be addressed. The district has evenly distributed play areas.

4.30 The general opinion is that there are not enough sports facilities in the district although the audit identifies only a small shortfall. An increase should be attained through facilities in and around schools but for community access. Increased access for swimming should be addressed by increasing access to the existing pool at Lancing College or to provide a new pool to the west of Adur.

4.31 The demand does not seem to be high enough for any additional provision of allotments at the time being, although the west has been identified as the first priority area. Allotments are of generally lower quality than the other open space types in Adur district.

Adur District Green Infrastructure Wildlife Corridors Study 2009

4.32 This study assesses the existing green infrastructure and wildlife corridors in the Adur District. It also seeks to identify opportunities to create links to new and existing green infrastructure. The Sompting and Lancing area is specifically identified for the green infrastructure linkage need.

4.33 The opportunities found to create green infrastructure and green links in the Sompting and Lancing area are:

- Sompting Gap - there are opportunities to provide public footpaths across the Sompting Gap as it stands there are none. Public access improvements are also needed between residential areas in Sompting and East Worthing. New linkages across the Sompting open area could be achieved through the proposed Sompting Fringe (A) development areas. Improved pedestrian and cycle links should be combined with reinforcements to hedgerow planting and structuring planting along new links. This should also be combined in new developments providing landscape and wildlife enhancement.
- There is also an opportunity to improve links from the Downs to the sea through the Sompting Gap. This could be done through providing a new railway crossing at the southern end of Loose Lane (6) providing direct access to Brooklands Park. Access should also be improved to the seashore where a new bridge over the A27 for pedestrians and cyclists would benefit the district.

- Improvements to links within Sompting and Lancing - to create an urban green corridor from Downs (Lancing Ring) to the sea through developing links using existing footpaths, open spaces and roadways.
- Important local links should be developed to Lancing Station and in an east to west direction to Sompting and Lancing Gaps and the planned development areas.
- Create wildlife corridors through linking neighbouring parks, open spaces, cemeteries and school grounds and connect these with along roadways and private land where feasible.
- New planting should be encouraged to improve the wildlife habitats within the Sompting and Lancing Gaps area.
- Opportunities should be sought to restore floodplain grassland where possible in Adur.
- Lower Cokeham Reedbed, in Sompting Gap, needs to be protected from increased public access.
- As a popular and accessible site, Seashore at Lancing and Widewater Lagoon requires careful management to improve quality and habitats.



PLAN I: Green Infrastructure Opportunity - Sompting and Lancing

West Sussex Transport Plan 2006 – 2016 Adur Area

4.34 The key objectives to this plan, including the whole county, are set to improve the general accessibility to services and to improve the public transport through safer roads, overcoming congestion and reducing pollution.

4.35 The vision for coastal West Sussex also sits within this plan and is looking to agree long-term improvements. The improvements are to rail and road services and to tackle congestion, in particular to the A259 and links to the A27 and to business areas in Adur.

4.36 Other objectives of the vision are to improve bus services east to west and to contribute to regeneration through better access for pedestrians, cyclists and bus users to railway services. Provisions for cycle lanes should also be delivered. Overall it is important to work closely with the neighbouring districts to ensure continuity of measures throughout the area.

4.37 Car ownership in Adur is also low although there is an expected rise in the next ten years, possibly up to 7%.

4.38 A particular issues in the Sompting area is the A27 trunk road passing through the area, compromising road safety and community severance.

The overall priorities identified are;

- Road Network
- Road Freight
- Road Safety
- Parking
- Public Transport
- Cycling

4.39 Some specific Sompting related comments mentioned in the study:

- Congestion on the A27 – LANCING/Sompting, Manor roundabout, Sussex Pad traffic lights.
- Some minor improvements to the Busticle Lane traffic lights at Sompting.

Adur Local Plan and Shoreham Harbour Transport Study 2013

4.40 Junction 10 – A27 Sompting By-pass / Upper Brighton Road is a four arm signalised junction on the A27 (dual carriageway).

- the junction is operating acceptably in the PM peak
- the junction is congested in the AM peak (three arms over 90% DoS)
- With Scenario B demand the junction is at capacity with two arms at 99/100% DoS and one at 95%.

4.41 The critical movements in the AM are both directions on the A27 traffic and the traffic from Upper Brighton Road.

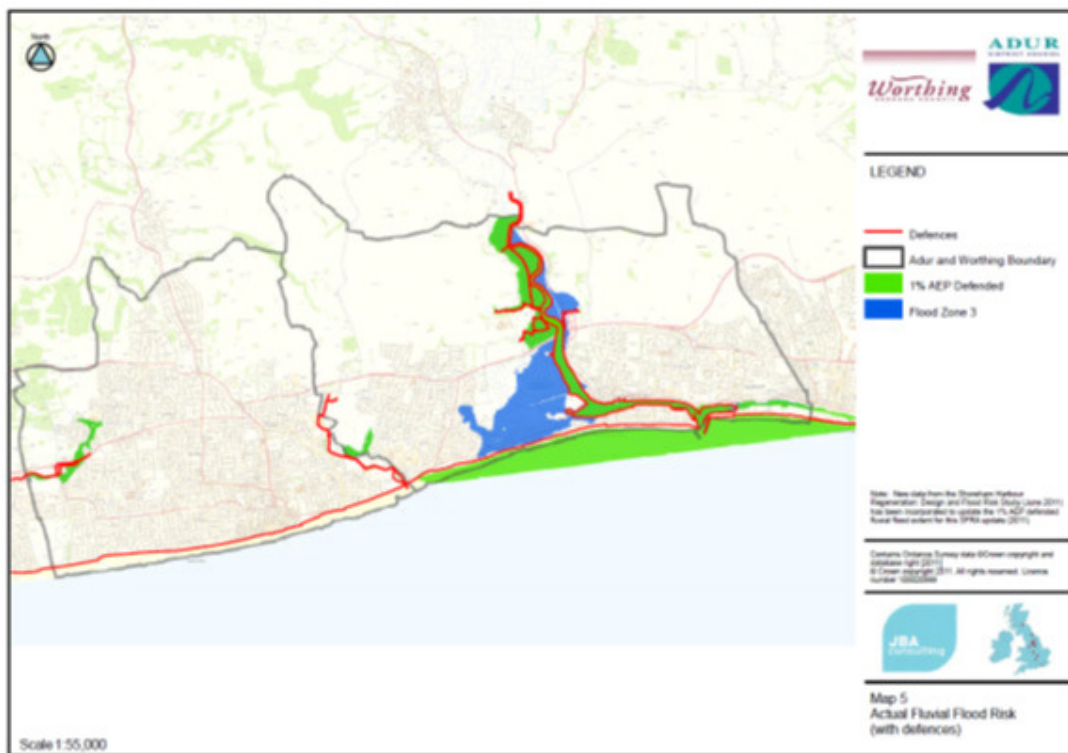
Adur and Worthing Strategic Flood Risk Assessment 2011

4.42 Adur and Worthing District Council have together updated the Strategic Flood Risk Assessment. The assessment area covers three main rivers, 16km of coastal land and an underlying geology which is dominated by chalk downland which increases the risk of groundwater flooding.

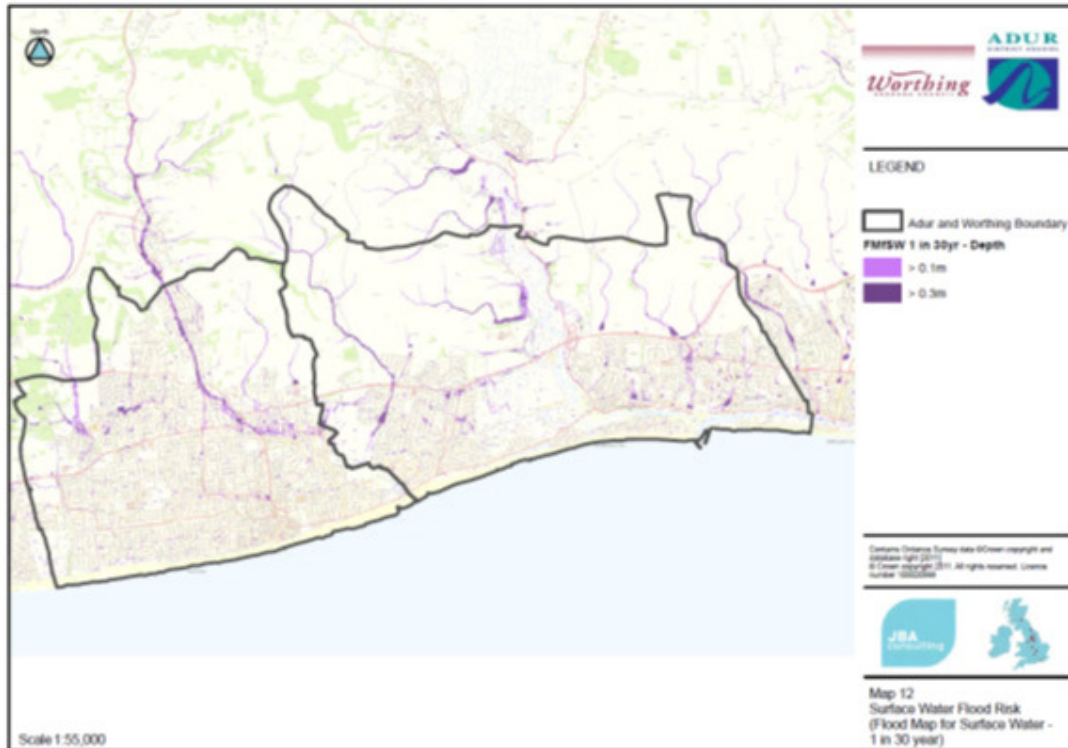
4.43 The area around Sompting has had some fluvial flooding, but surface water and groundwater flooding are the main risks in this area. The two areas identified in the assessment are Sompting Fringe and Sompting Fringe North.

4.44 As the Sompting Fringe is partially within Flood Zone 2 and at high risk of groundwater emergence any development should have a Flood Risk Assessment (FRA) made. The development should implement sequential design to reduce flood risk. There is currently a detailed flood risk modelling study being made along the Teville site, this will be important information in assessing future development in this area. The impact of climate change has not been accounted for and this should be considered in any future development.

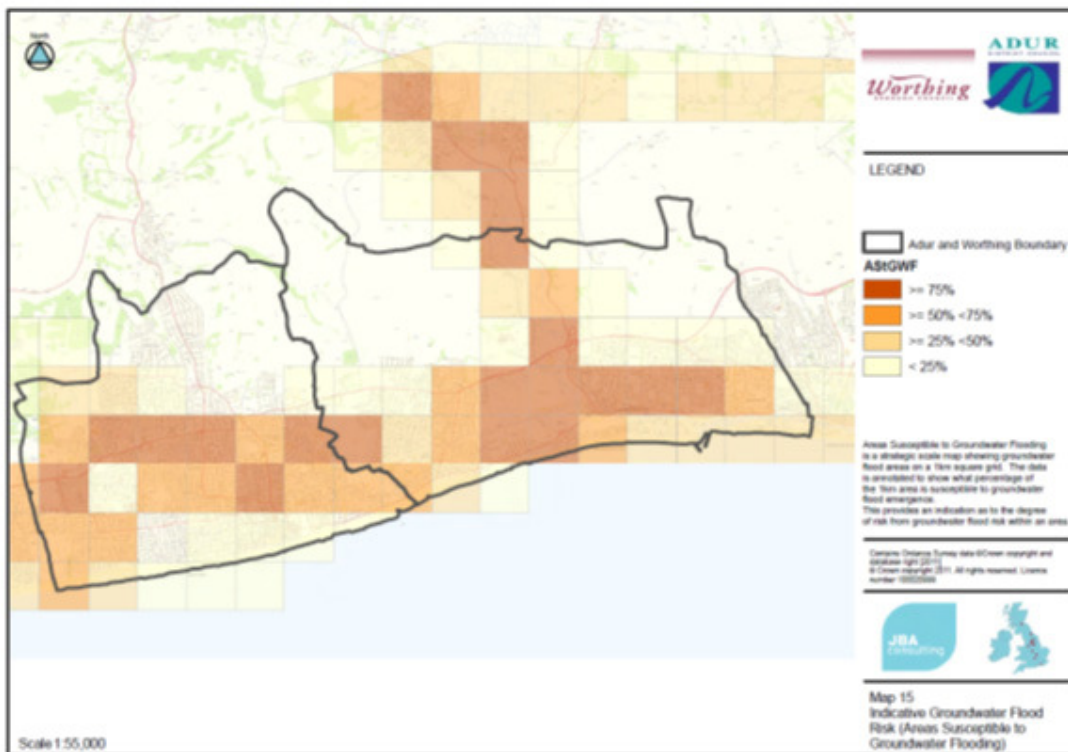
4.45 The Teville Stream runs through the area of Sompting Fringe North and as such brings an increased fluvial flood risk. However past and present SFRA considering the change in fluvial flooding due to climate change has shown non or little impact on the site. A detailed assessment of the Teville Stream is currently being made and should inform future development on this site.



Plan J: Fluvial Flood Risk – Adur 2011



PLAN K: Surface water Flood Risk – Adur 2011



SHLAA 2009 and up-date in the Background Evidence Document for the Revised Adur Local Plan

4.46 The areas outside the settlement boundary are protected from development due to the quality of its landscape. To the north there is the South Downs National Park and the Sompting village conservation area. To the south there is the strategic gap between Sompting and Worthing which are in the flood risk zones 2 and 3.

4.47 The 2009 SHLAA recommends the most appropriate sites for housing development to be the following; sites S/2/08, S/3/08 and S/4/08, as these would give the settlement boundary a comprehensive rounded off edge.

SHMA (updated) and Duty to Co-operate Study

4.48 The SHMA Update indicated a housing requirement in Adur of between 186 – 215 homes per annum based on past demographic trends. The projections covered the 2011-31 period. The higher level was based on more recent 5-year trends.

- forecast employment growth indicated a housing requirement for 213 homes per annum (Experian 2012)
- stronger demand in Adur in Shoreham and the east of the District, than Lancing and the West (which commands some of the lowest house prices in the sub-region)
- Land availability is greater in the west of Adur with the lowest house prices in the region, however there are significant constraints
- The proximity to Brighton & Hove and Worthing has influenced the housing market in Adur and both coastal councils are expected to see about 12% employment growth over the 2011-31 period, whereas Adur expects an increase of 10%. All areas have future supply constraints

4.49 The report identifies an employment demand in the Lancing and Sompting area which can be met in the larger towns of Brighton and Worthing. At the same time there is a specific type of housing demand (of larger family homes) from the larger towns like Brighton and Hove that can be met in the Sompting and Lancing area where house prices are lower. The proximity of the two areas allows this supply and demand chain to work and is predicted to continue.

4.50 There is a pressure to provide housing supply in Adur as there is not only a demand for future need but also a backlog, the number of 215 – 245 homes per annum is suggested over the 2011-31 period. There are however considerable lack of land and infrastructure constraints that will be a challenge in finding developable sites. The key constraints for Adur are:

- flood risk
- infrastructure capacity, in particular
- access to and impact on the highway network
- potentially sewage treatment capacity
- landscape capacity

4.51 Sompting-Worthing Fringe has been looked at as a potential area for housing development as it does not have the physical constraints nor the flood risk that is identified in the south. It does have some constraints though as it is an important landscape and ecological area and helps prevent coalescence, further the narrow quality of the area might be unsuitable for this purpose.

4.52 The sites (may not be suitable for Biodiversity reasons) identified in the Local Plan 2012 are as follows:

- New Monks Farm: 400 – 600 dwellings (+ up to 10,000 sq.m of employment)
- Hasler (Old Salts Farm): 300 – 600 dwellings
- Sompting Fringe: 250 – 420 dwellings
- Sompting North: 210 dwellings

4.53 The District is trying to meet its development needs although the geography will be the main constraint as future options will be harder to identify.

4.54 The potential for significant development outside of the build-up is being considered by the district council as housing numbers have to be met. Development is now considered in areas such as Lancing/Sompting-Worthing Green Gaps.

Coastal West Sussex Gypsy and Travelling Show People Accommodation Study 2013

4.55 This study will show the accommodation need for Gypsies and Travelling Showpeople in the Coastal West Sussex during the period until 2027. Here there is need, sites for further allocations may be located.

4.56 The government document "Planning Policy for Traveller Sites" 2012 states that '*Local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for travelling Showpeople which address the likely permanent and transit site accommodation needs of Travellers in their area*'.

4.57 There is one authorised public site with in Adur, containing 12 pitches and 12 caravans. These have been consistently full at the time of all caravan counts since 2007. Adur District Council has a requirement for one plot for a household currently living on a non-Traveller residential caravan site

4.58 The future provision for Gypsies and travellers sites found through the report for the next 15 years in Coastal West Sussex is 88 pitches. This figure is the minimum amount of provision that is necessary to meet the statutory obligations.

Adur and Worthing Housing Strategy 2012 – 17

4.59 To meet need across Adur and Worthing, this strategy aims to demonstrate an ability to meet the housing demand in these confined areas. The Councils will:

- maximise the development of brownfield sites
- use their own resources to provide affordable homes exploring options of utilising greenfield sites

Adur Conservation Area Appraisal – Sompting (2006)

4.60 The conservation area in Sompting is an old settlement located along West Street and is 1.5km long. Further to the north, on the other side of the A27, there are other prominent buildings. The conservation area also lies within the designated Countryside Area and Strategic Gap and the northern settlement lies within the AONB.

4.61 The conservation area is predominantly residential but also comprises of Sompting Abbots (Grade II Listed), the Parish Church (Grade I Listed) and the old West Street Nursery. A number of other properties in the Conservation Area are Grade II Listed.

4.62 There have not been many changes in the area, however there is a potential development of the derelict West Street Nursery that may mean some changes. The East Worthing Access Road (EWAR) may also have some improvement to it, as a site nearby is allocated for employment, this could also have significant impacts on the area. A planning application for 12 houses on land east of Burry Cottages, West Street was refused as the development would have detrimental impact on the semi-rural character of the village.



PLAN M: Conservation Area - Sompting

Impact on Air Quality Management Area and Sompting Conservation Area

4.63 Air quality is a major concern in the following three areas:

- The A270 between the junctions with Kingston Lane and Lower Drive (Air Quality Management Areas (AQMA)).
- The A259 between Ropetackle Roundabout and Surry Street (Air Quality Management Areas (AQMA)).
- Sompting Conservation area, in particular a section of West Street, Sompting, between Church Lane and Lambley's Lane.

Employment Land Review Update 2011

4.64 This report by GL Hern was commissioned by Adur District Council to inform the policy content for the local development framework. The main employment areas of the district have been assessed and future demand for employment land and floor space against the supply has also been considered along with the quality and quantity of employment floorspace needed in the district.

- There is increasing demand from existing businesses looking for new premises and taking account of past rates of employment development in Adur. The B-class uses is looking to increase hence demand for this type of employment floorspace is getting higher.
- The Office for National Statistics has found that Adur has two travel to work areas, with the west of the District (Lancing and Sompting) relating more to Worthing; and the east (Shoreham and Fishergate) to Brighton. A separate assessment group has therefore been created called Adur-Brighton-Worthing. This shows that the south west of the Adur district has better employment rates overall.
 - 44% of the Adur residents worked within the District in 2001
 - 82% of the District's residents worked in Adur, Brighton & Hove or Worthing
- Adur District's job density in 2008 was 0.58 (amount of jobs per person) compared to the national average of 0.80. Many that lose their jobs do not seem to apply for new employment.
- Wholesale, retail and vehicle repair accounts for 21% of total employment, health (13%), manufacturing (12%) and professional, scientific and technical activities (9%).

4.65 As the Adur District is dependent on the surrounding districts such as Worthing and Brighton for a large part of their employment supply, it is therefore important to note the presence of larger employers such as Lloyds TSB (financial services) and GSK (pharmaceuticals) in Worthing and AMEX and the creative industries in Brighton. There is also a market for waste management, energy generation and importation of aggregates stemming from employment activities in Adur.

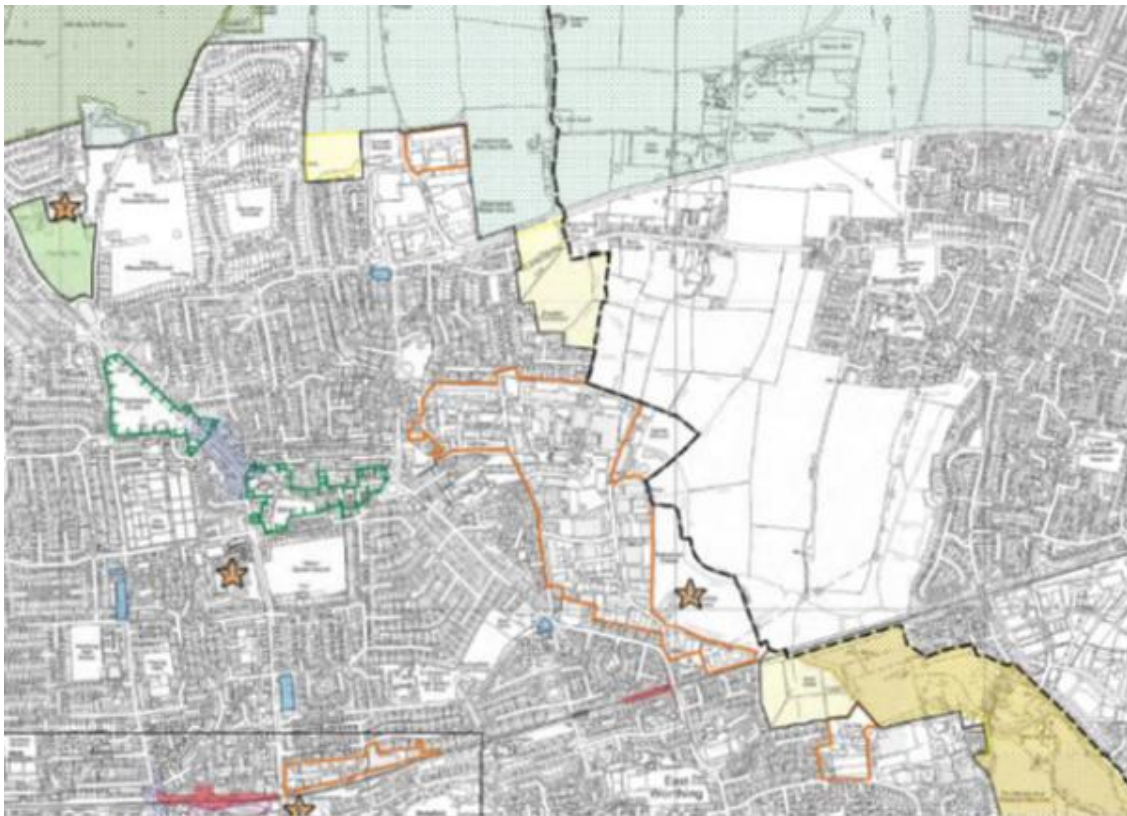
4.66 Rectory Farm Industrial Estate in Sompting comprises of industrial units and office space. The businesses occupying the space is R7L Pet Products and Southern Scientific Products Ltd and there is a vacant 1970's block of units. The Area is c. 9.0 ha with only half of it (4,260m²) as estimated industrial and warehouse floorspace.

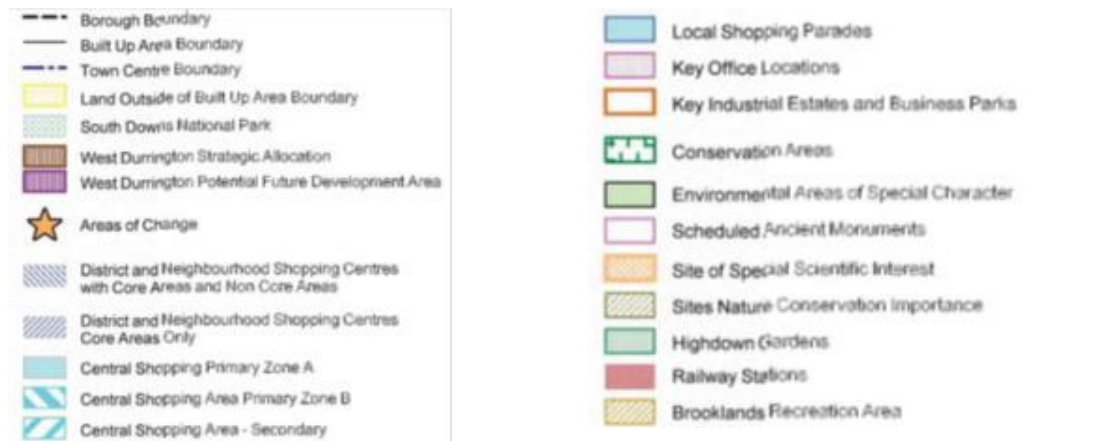
4.67 The area is fairly accessible as it is within the urban area of Sompting and has a local bus service and is accessible from the A27. The Rectory Farm Industrial Estate in Sompting scored average in its quality of premises and environment compared to other facilities in the district and is well maintained. As there is a shortage of employment floorspace elsewhere in the District, the Employment land review recommends that this site should be retained and expanded by 0.2ha on land to the west end of the area.

Worthing Local Plan

4.68 The Worthing District Council is bordering the Parish of Sompting, thus its development plan may have future implications for the SNP in terms of coalescence, vistas, infrastructure and other pressures or issues that might be the result of development.

4.48 The areas marked with orange borders on the proposals map are *Key Industrial Estates & Business Parks*. Policy 3 in the 2011 Core Strategy highlights Worthing as an important manufacturing base. It identifies 780,000 sqft floorspace needed for industrial and warehousing use for the district up until 2026. Due to the short supply of available sites for new development in the district, the Areas of Change have been identified to deliver this shortfall.





PLAN N: Proposals map - Worthing 2011

4.49 The land located adjoining the parish boundary is marked as an Area of Change 12 - Decoy Farm. This is a large industrial site of 7.7 hectares with a small part occupied by a civic amenity site currently in use. This existing civic amenity site will be replaced by new recycling facility in the next five years, with new access dedicated to accommodate the extra traffic it will generate. The site used to be a landfill area and there is clear evidence of existing contamination. The area of open space currently acts as a buffer between Worthing and Adur and any new development would be costly as the site is in a flood risk area, has clear evidence of contamination and would further require improved access to the site and to the local transport infrastructure as a whole.

4.50 There are however opportunities for some type of developments such as *"development of commercial enterprises that could complement and link up with the industrial estates would match the goals set out in the strategic objectives."* Another possible use for the site would be storage space, warehousing or small industrial units as there is evidence for unmet demand of high quality B2 freehold land. The site has also been spotted as the relocate site for the Marine Parade's bus depot. Any development must meet Worthing's vision and strategic objectives and to ensure good green access routes such as cycling paths.

4.51 The development principles for Decoy Farm stated in policy 2 are:

- Mixed employment opportunities (B1, B2 and B3 industrial units or open storage) will be supported.
- Suitable site access to be provided.
- Developers to provide new recreational uses on the open spaces of the area.
- Further investigation and mitigation measures towards the potential contamination issues to be made.
- Any future development should protect any impact on Teville Stream.

4.52 The highlighted yellow areas on the Proposals Map are marked as Land Outside of Built up Area Boundary. Policy 13 - The Natural Environment and Landscape Character - aims to meet the development needs within the built up area boundary. Chapter 9 of the document concludes that in exceptional circumstances it may be

necessary to re-appraise the development potential of land outside of the built-up area boundary as part of a borough-wide housing land review during the Plan period.

Summary of Key Issues for the Parish of Sompting

4.53 An analysis of the parish and wider issues indicates a series of actual or perceived 'strengths' or 'assets' or 'advantages', relative to other places. It also indicates the parish has actual or perceived 'weaknesses' or 'disadvantages'.

4.54 In each case, they present a combination of opportunities and challenges for the SNP to address, given there is likely to be a direct influence of land use planning and development decisions.

Strengths of the Parish

- A great location between Downs and Sea
- Good open spaces, including Sompting Recreation, West Street (The Green)
- A good school
- History (Distinctive Anglo-Saxon and Norman heritage) and identity
- Well established social and family links.

Weaknesses of the Parish

- Some poor, unattractive older housing
- A misplaced industrial unit
- Traffic in West Street
- Lack of Shops
- Lack of public transport
- Lack of community focus due to road network

Opportunities for the SNP

- A new village hub/youth centre (café/meeting place)
- Better changing facilities for Sompting football club
- Capture section 106 money and potential CIL from future developments to invest in local facilities and infrastructure
- Proposed development brief of RDALP strategic allocation in Sompting

Challenges for the SNP

- Meeting and addressing needs of the ageing and over population
- To determine future use of WSCC site at Halewick Lane (old tip site)
- Restricted land space due to geographical location
- Changing weather, risk of flooding
- Loss of identity to coalescence of settlements

Annex A – Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report.

OCSI/ACRE/RCAN Community Profile for Sompting Parish (2013)
Air\$ SNP Community Survey Report (2012)
SNP Steering Group Environment Report (2013)
SNP Steering Group Business Report (2013)
SNP Steering Group Community and Young People Report (2013)
SNP Steering Group Transport Report (2013)
SNP Steering Group Housing Report (2013)
Sompting Parish Neighbourhood Plan Designation (2013)
Adur Local Plan (1996)
Adur Revised Draft Local Plan (2013)
South Downs National Park Partnership Management Plan 2014-2019
Adur District Community Infrastructure Levy
Adur Conservation Area Appraisal 2006 – Sompting
Adur Local Plan and Shoreham Harbour Transport Study (2013)
Adur Open Space Sport & Recreation Study
Adur Strategic Housing Land Availability Assessment (2009)
SHMA (updated) and Duty to Co-operate Study (2012)
Adur and Worthing Housing Strategy (2012 – 17)
Adur Landscape Character Assessment ()
Landscape and Ecological Surveys of Key sites within the Adur District (2012)
Adur and Worthing Strategic Flood Risk Assessment (2011)
Adur District Green Infrastructure Wildlife Corridors Study (2009)
Adur Open Space, Sport and Recreation Study (2005)
Adur Employment Land Review Update (2011)
Biodiversity Annual Monitoring Report (2012)
Worthing Core Strategy (2011)
West Sussex Transport Plan - Adur Area (2006 – 2016)
Coastal West Sussex Gypsy & Travelling Show People Accommodation Study(2013)

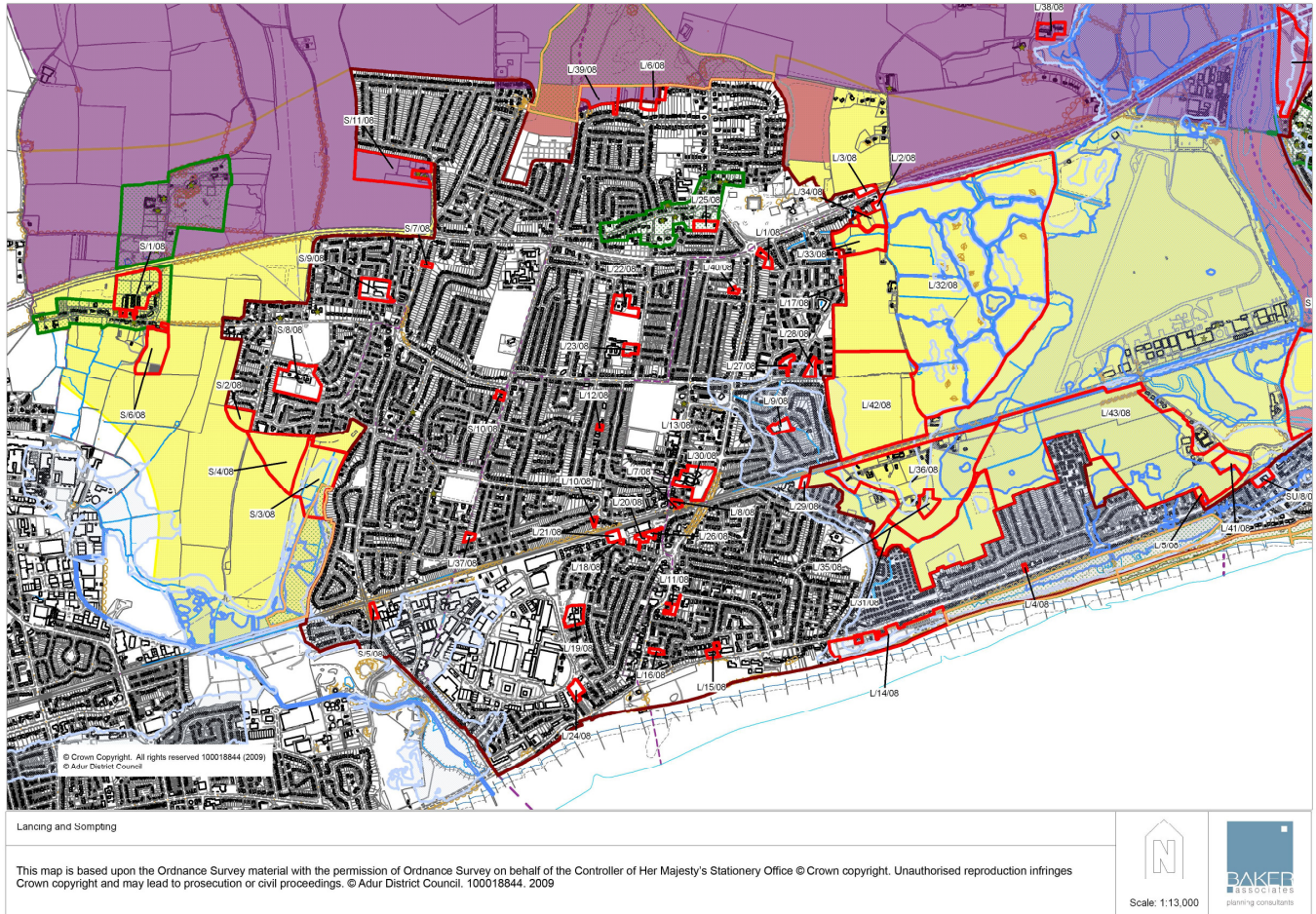
Annex B – Strategic Housing Land Availability Assessment

The Table E below contains a list of all the sites in the parish submitted to, and assessed by, ADC for consideration in the 2012 SHLAA for the emerging Local Plan. A plan of all the sites is below (see Plan P).

As the emerging SHLAA is currently under consultation, please see the sites and map from 2009 below.

Site Code	Site name/location
	With Potential
S/5/08	Yard rear of St Peters Place, Western Road, Sompting
S/9/08	Rectory Farm Industrial Estate, Rectory Farm Road, Sompting
	Rejected sites
S/10/08	57 Boundstone Lane, Sompting
S/7/08	Land at 6- to 66 Busticle Lane, Sompting
S/8/08	Sompting Primary School, Whitestyles Road, Sompting

TABLE G: 2009 SHLAA sites



PLAN O: 2009 SHLAA sites map