

Planning for Growth

This position is taken by the Coastal West Sussex Partnership; we should lobby and gain support for this position from all local MPs and Local Authorities to help deliver sustainable growth across the Coastal West Sussex area.

“Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth”.

National Planning Policy Framework; Department for Communities and Local Government; 2012

Our Planning for Growth Position Statement:

We will actively engage to improve the planning environment and we will support developments that most clearly deliver the first class business accommodation, additional homes and supporting infrastructure that are needed to deliver sustainable economic growth in Coastal West Sussex.

Why this is important nationally

- The commercial property industry contributes around £68bn to the UK economy, but the volume of commercial construction has shown only modest recovery since 2008¹.
- Around five million square metres of commercial property is built in the UK every year, over half of which is industrial premises. However, net commercial property floorspace has only increased by 1.3% over the past ten years².
- In England, around 240,000-300,000 new homes need to be built each year until 2039, in order to keep pace with projected demand. The rate of house building needs to increase substantially if this need is to be met³.
- The National Planning Policy Framework (NPPF) has streamlined planning guidance and includes a “presumption in favour of sustainable development” but 85% of infrastructure firms still see ‘red tape’ in the planning system as a significant barrier⁴.
- The Government has launched initiatives to promote more effective land use, including the One Public Estate initiative, which releases surplus and underused land for development to boost economic growth.
- Devolution of economic development responsibilities, including through Local Growth Deals and incentive-based local authority funding, provides opportunities to develop an approach to strategic planning that is responsive to local needs and priorities.
- The Industrial Strategy aims to address “the UK’s historic weaknesses on infrastructure” by aligning infrastructure planning more effectively with local growth priorities.

¹ Property Data Report 2016; Property Industry Alliance (2016)

² ibid

³ Tackling the Undersupply of Housing in England, Briefing Paper 07671; Housing of Commons Briefing Paper; 2017

⁴ Infrastructure Survey; Confederation of British Industry; 2015

Why this is important to Coastal West Sussex

- The CWS area is locked between the sea and the South Downs National Park yet there are targets to create 60,000 new jobs, build 26,000 additional homes and provide 970,000 sq.m of new commercial floorspace in the Coast to Capital region between 2014 and 2021⁵.
- In many parts of Coastal West Sussex productivity levels are low and the economic base needs broadening, but there are forecast to be 27,400 more jobs in the Coastal West Sussex area by 2031⁶.
- Priorities for commercial development in Coastal West Sussex are: New Monks Farm; Shoreham Airport and Shoreham Harbour (Adur); Enterprise Bognor Regis (Arun); and Decoy Farm (Worthing).
- Coastal West Sussex has significant housing affordability issues, potentially constraining economic growth. Median affordability ratios in 2013 were: Adur: 9.64; Arun: 9.65; Chichester: 10.55; Worthing: 7.78⁷.
- Over the next decade over 2,000 new dwellings need to be built each year to meet objectively assessed housing needs. House building rates will have to be 48% higher than over the past decade⁹.
- Most of the housing need is expected to be delivered at: Shoreham Harbour, New Monks Farm (Adur); Barnham/Eastergate/Westergate, Hollyacre Phase 2, Courtwick Lane (Arun); West of Chichester, Tangmere, North Shopwhyke Road (Chichester); West Durrington (Worthing);

What we will do

- Ensure the Coastal West Sussex Partnership voice is heard in planning for commercial, housing and infrastructure developments in locations that best support business growth
- The current ambition of the South Downs National Park appears to inhibit growth opportunities and we should work closely with and challenge the SDNP and other Local Authorities to unlock sites that can support sustainable and sympathetic economic growth to benefit the economy.
- Lobby and influence developers and raise the profile of the Coastal West Sussex Board to help secure new investment into Coastal West Sussex and undertake a promotional media campaign aimed at attracting and retaining new developers and investors.
- Build upon and further develop assessment criteria to help prioritise key developments.
- Actively support mixed-use regeneration schemes that include housing on allocated land and which are provided with appropriate supporting infrastructure.
- Support mixed-tenure schemes to help ensure local people can afford to live and work in the area..
- By taking a broader and more strategic approach, actively participate in the Coastal West Sussex and Greater Brighton Strategic Planning Board to improve local planning and to deliver the level and type of housing and commercial floorspace that is needed.

Our Planning for Growth Champion: David Martin, CWS Board Member

⁵ Strategic Economic Plan; Coast to Capital Local Enterprise Partnership; 2014

⁶ Greater Brighton & Coastal West Sussex Background Papers: Background Paper 1: Economy; Nathaniel Lichfield & Partners; 2015

⁷ Greater Brighton & Coastal West Sussex Background Papers: Background Paper 2: Housing Market; Nathaniel Lichfield & Partners; 2015

⁸ CWS & GB Local Strategic Statement Jan 2016

⁹ Ibid.