

REVISED DRAFT ADUR LOCAL PLAN 2013



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	Page
Part One – The Adur Local Plan	
Introduction and Welcome to the Draft Adur Local Plan 2012	3
The Duty to Co-operate	6
A Spatial Portrait of Adur	9
Key Issues for the Local Plan	12
Vision and Objectives of the Adur Local Plan	15
RD Policy 1: The Presumption in Favour of Sustainable Development	20
Part Two – A Strategy for Change and Prosperity	
RD Policy 2: Spatial Strategy	24
RD Policy 3: Housing Provision	29
RD Policy 4: Planning for Economic Growth	35
RD Policy 5: New Monks Farm	38
RD Policy 6: West Sompting	44
RD Policy 7: Shoreham Airport	50
RD Policy 8: Shoreham Harbour Regeneration Area	61
Part Three - Policies for Places	
RD Policy 9: Lancing	67
RD Policy 10: Sompting	73
RD Policy 11: Shoreham-by-Sea	78
RD Policy 12: Southwick and Fishersgate	86
RD Policy 13: Adur's Countryside and Coast	92
Part Four – Development Management Policies	
RD Policy 14: Quality of the Built Environment and Public Realm	95
RD Policy 15: A Strategic Approach to the Historic Environment	98
RD Policy 16: The Historic Environment	99
RD Policy 17: The Energy Hierarchy	102
Rd Policy 18: Sustainable Design	104
RD Policy 19: Decentralised Energy and Standalone Energy Schemes	105
RD Policy 20: Housing Mix and Quality	108
RD Policy 21: Affordable Housing Policy	110
RD Policy 22: Density	112
RD Policy 23: Provision for Gypsies, Travellers and Travelling Showpeople	114
RD Policy 24: Safeguarding Existing Gypsy, Traveller, and Travelling Showpeople Sites	115
RD Policy 25: Protecting and Enhancing Existing Employment Sites and Premises	116
RD Policy 26: The Visitor Economy	121
RD Policy 27: Retail, Town Centres and Local Parades	122
RD Policy 28: Transport and Connectivity	126
RD Policy 29: Delivering Infrastructure	128
RD Policy 30: Green Infrastructure	130
RD Policy 31: Biodiversity	131
RD Policy 32: Open Space, Recreation and Leisure	133
RD Policy 33: Planning for Sustainable Communities	136
RD Policy 34: Pollution and Contamination	138
RD Policy 35: Water Quality and Protection	139
RD Policy 36: Flood Risk and Sustainable Drainage	141

RD Policy 37: Telecommunications	143
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Part Five – Appendices

Appendix RD1: Proposed Amendments to Built Up Area Boundary – Maps	145
Appendix RD2: Local Green Gaps – Maps	150
Appendix RD3: Local Parades - Maps	154
Appendix RD4: Duty to Co-operate	164
Appendix RD5: Delivery and Implementation	170
Appendix RD6: Monitoring	175
Appendix RD7: Glossary	185
Appendix RD8: Shoreham Harbour – Viability and Deliverability Progress Update	192
Appendix RD9: A Spatial Portrait of Adur	197
Appendix RD10: Transport Assessment of Revised Draft Adur Local Plan 2013	214

PART ONE: THE ADUR LOCAL PLAN

INTRODUCTION – WELCOME TO THE REVISED DRAFT ADUR LOCAL PLAN 2013

- 1.1 The Adur Local Plan is a new plan which will provide a strategy for development in Adur¹ up to 2031. It seeks to achieve a balance in meeting needs for development – such as housing, employment, retail and community facilities, while striving to protect and enhance the character and features of Adur which so many people value – its open spaces, landscape and historic features.
- 1.2 The Local Plan will play an important part in facilitating the regeneration of Adur, through indicating key sites and strategic locations for new development, and facilitating the delivery of appropriate infrastructure. This Draft Plan sets out a vision and strategy and looks at the planning issues the district is facing, and proposes policies for addressing them.
- 1.3 The Local Plan, when adopted, will be the ‘umbrella’ for all subsequent policy and guidance documents to be produced as part of the new Local Development Framework (LDF). The Council’s programme for preparing these is contained within the Local Development Scheme². Other documents to be prepared in the future include the Joint Area Action Plan for Shoreham Harbour regeneration area³, a Community Infrastructure Levy Charging Schedule, a Supplementary Planning Document (SPD) providing guidance on infrastructure provision (to include affordable housing), a Green Infrastructure SPD and guidance on internal and external space standards for new homes.
- 1.4 The Local Plan will also inform strategies and projects proposed by the Council, its partners and stakeholders which will have an impact on Adur’s economy, community and environment.
- 1.5 The LDF documents including this Local Plan will eventually replace the Adur District Local Plan 1996. Until this happens, much of the Adur District Local Plan is ‘saved’ and its policies will continue to be used in making planning decisions. A list of saved policies may be found in the Annual Monitoring Report available on the Adur District Council website.⁴
- 1.6 Development proposals will be assessed as to whether they comply with the National Planning Policy Framework and relevant development plan

¹ Excluding the area covered by the National Park – see below

² Please see Adur District Council website for the Local Development Scheme.

³ To be prepared jointly with Brighton and Hove City Council and West Sussex County Council

⁴ Weight will be given to these policies in assessing development proposals according to the degree of consistency with the National Planning Policy Framework (NPPF) – See NPPF 2012.

policies (which include the Local Plan and relevant minerals and waste⁵ policies,⁶) as well as for the contribution they make to delivering the vision and objectives of the Local Plan.

- 1.7 The development of the Local Plan has been informed by a Sustainability Appraisal, evidence from various planning studies and national planning policy. A separate Background Evidence Document has been prepared to demonstrate how these studies/documents have informed the Local Plan.

Sustainability Appraisal

- 1.8 Government legislation requires that all Development Plan Documents (DPDs) including Local Plans have to be assessed in terms of their impact on society, the economy and the environment. The Sustainability Appraisal process informs the Local Plan, and helps make decisions as to appropriate options. A report has been published alongside this document, and a further version will be produced to accompany the pre-submission version of the Local Plan.

Equality Impact Assessment

- 1.9 The Equalities Act 2010 requires Councils to undertake Equality Impact Assessments where a decision may affect equality in order to ensure that there is not a negative impact on different groups within the local community due to age, disability, gender reassignment, pregnancy and maternity, race, religion/belief, sex (gender) or sexual orientation.
- 1.10 Equalities issues have been taken into account in drafting the policies in this document. A full Equalities Impact Assessment report will be published to accompany the pre-submission version of the Plan.

Which Area Does the Local Plan Cover?

- 1.11 This emerging Local Plan covers Shoreham-by-Sea, Southwick, Fishersgate, Lancing and Sompting, and identifies Shoreham Harbour and Shoreham Airport as key regeneration sites.
- 1.12 On 12th November 2009 an order confirming the designation of the South Downs National Park was signed by the Secretary of State for Environment, Food and Rural Affairs (DEFRA). Much of Adur's countryside was previously designated as an Area of Outstanding Natural Beauty (AONB), but the AONB designation has now been removed and the majority of what was once the AONB has now

⁵ Relevant waste policies will be contained within the Waste Local Plan, which is being prepared jointly by West Sussex County Council and the South Downs National Park Authority. Work will begin on the Minerals Local Plan in 2013

⁶ Weight will be given to these policies in assessing development proposals according to the degree of consistency with the National Planning Policy Framework – See NPPF 2012.

become part of the National Park (see key diagram below) as of April 2010.

- 1.13 The South Downs National Park Authority (SDNPA) took on full powers from April 2011. Over half of Adur District (53%) lies within the National Park boundary, although the population in this area is estimated as very low.⁷ The National Park Authority will produce its own LDF and Local Plan in due course which will set planning policy for all areas within the South Downs National Park boundary. As a consequence, this Local Plan only covers those parts of Adur District which lie outside of the National Park. That is the area referred to as 'Adur' in this document. It includes the Built Up Areas of Lancing, Sompting, Shoreham-by-Sea, Southwick and Fishersgate. The majority of Adur District's housing, employment, facilities and services lie within this area. The key diagram below (figure 2) indicates the area covered by this document.

Using This Document

- 1.14 The Revised Draft Adur Local Plan has been written with the intention that it should be read as a whole. Taken together, the policies and proposals within the final adopted Local Plan will form a coherent strategy for development in Adur District up to 2031. ***It is therefore important that individual policies are not considered in isolation.***
- 1.15 This document focuses on the strategy, policies and proposals of the Local Plan. Greater detail as to the background, policy context and evidence can be found in the accompanying Background Evidence Document.

Previous Consultations

- 1.16 Due to the Government's stated intention to revoke the Regional Spatial Strategies, consultation on Housing and Employment Options was carried out in Summer 2011. This document proposed four alternative housing targets and two potential approaches to employment land provision in Adur. The outcomes of that consultation informed the Draft Adur Local Plan which was made available for consultation September – October 2012.
- 1.17 This Revised Draft Local Plan takes account of responses made in relation to the Draft Adur Local Plan 2012, and more recent evidence. This includes the Coastal West Sussex Strategic Housing Market Assessment 2012 and Duty to Co-operate Housing Report 2013.⁸

⁷ Estimated at 130 people by the South Downs National Park Authority 2012.

⁸ More information about these documents and their findings may be found in Part Two of this document

Next Steps

- 1.18 This Revised Draft Local Plan will be made available for public consultation during which time the Council will seek comments on its content, its proposed approach and detailed wording.⁹
- 1.19 A 'pre-submission' version will then be published¹⁰ May-June 2014 at which point comments may only be made in relation to the 'soundness' of the Local Plan.
- 1.20 The final adopted version of this document will be accompanied by a Policies Map which will show the area-specific policies and proposals on an Ordnance Survey base map. The Policies Map will also show safeguarded waste sites and waste site allocations, and any safeguarded minerals areas in the district once West Sussex County Council (the Minerals and Waste Planning Authority for the area) adopts the Waste Local Plan and Minerals Local Plan¹¹.

DUTY TO CO-OPERATE

- 1.21 A Duty to Co-operate has been introduced through the Localism Act 2011 which places a requirement on Local Planning Authorities (as well as a number of other public bodies) to work together on cross-boundary strategic issues. Local Planning Authorities and other public bodies are required to engage constructively, actively and on an on-going basis to develop strategic policies.
- 1.22 The National Planning Policy Framework (2012) introduces a new 'soundness' requirement to be met through the compliance with the Duty to Co-operate. Plans are to be positively prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. Joint working should be diligently undertaken for the mutual benefit of neighbouring authorities and enable Local Planning Authorities to work together to meet development requirements which cannot wholly be met within their own areas. As part of this process they should consider producing joint planning policies on strategic matters and informal strategies such as joint infrastructure and investment plans. Local Planning Authorities will be expected to demonstrate evidence of having effectively co-operated to plan for issues with cross boundary-impacts when their

⁹ Under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012

¹⁰ Under Regulation 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

¹¹ West Sussex County Council is preparing these Plans jointly with the South Downs National Park Authority.

Local Plans are submitted for examination. Co-operation should be a continuous process of engagement.

- 1.23 As part of its plan making process, Adur District Council has always consulted and engaged with relevant Local Planning Authorities and other public bodies on emerging policies at key stages. The Duty to Co-operate now formalises this process and places an emphasis on continuity.
- 1.24 In producing the Adur Local Plan, a continuous dialogue has taken place with neighbouring and other authorities in West Sussex as well as with Brighton and Hove City Council, Lewes District (with regard to housing provision), the South Downs National Park Authority and West Sussex County Council on cross boundary issues. Consultation has also taken place with other public bodies. Views have also been submitted by this Council on Local Plans and Core Strategies when invited by other local authorities.
- 1.25 The Coastal West Sussex Partnership (CWSP) is a group of businesses and public sector organisations which aims to strengthen the economy – this includes addressing issues of infrastructure and growth. The CWSP is being used as a basis to address Duty to Co-operate issues, and a Coastal West Sussex Strategic Planning Board has been established, with councillors with responsibility for planning matters participating in this, on behalf of each Local Planning Authority.¹²
- 1.26 The CWSP is also in the process of producing a Local Strategy Statement (LSS) to create an agreed, consistent set of objectives in relation to growth. This LSS will form the basis for discussion with neighbouring authorities in relation to Duty to Co-operate issues.
- 1.27 A Duty to Co-operate Officers Working Group was set up in the middle of 2012 consisting of lead planning officers from the authorities in the Coastal sub-region including Adur, Worthing, Arun, Chichester, Brighton and Hove and Lewes together with West Sussex County Council and the South Downs National Park Authority. The role of this group is to identify the strategic planning issues of relevance to the authorities and to address these on a joint basis where necessary. The emphasis of this group is to focus on outcomes rather than process – to find solutions on a joint basis to issues which face the sub region. (This group reports to the Strategic Planning Board of Members for Coastal West Sussex and to the Joint Planning Board of Members for West Sussex as a whole, thus ensuring a wider strategic approach).
- 1.28 A Duty to Co-operate (Housing) Study for the Sussex Coast Strategic Housing Market Authority (HMA) partners (Chichester, Arun, Worthing,

¹² However it should be noted that the Board has no formal powers and decisions made must be ratified by the individual authorities.

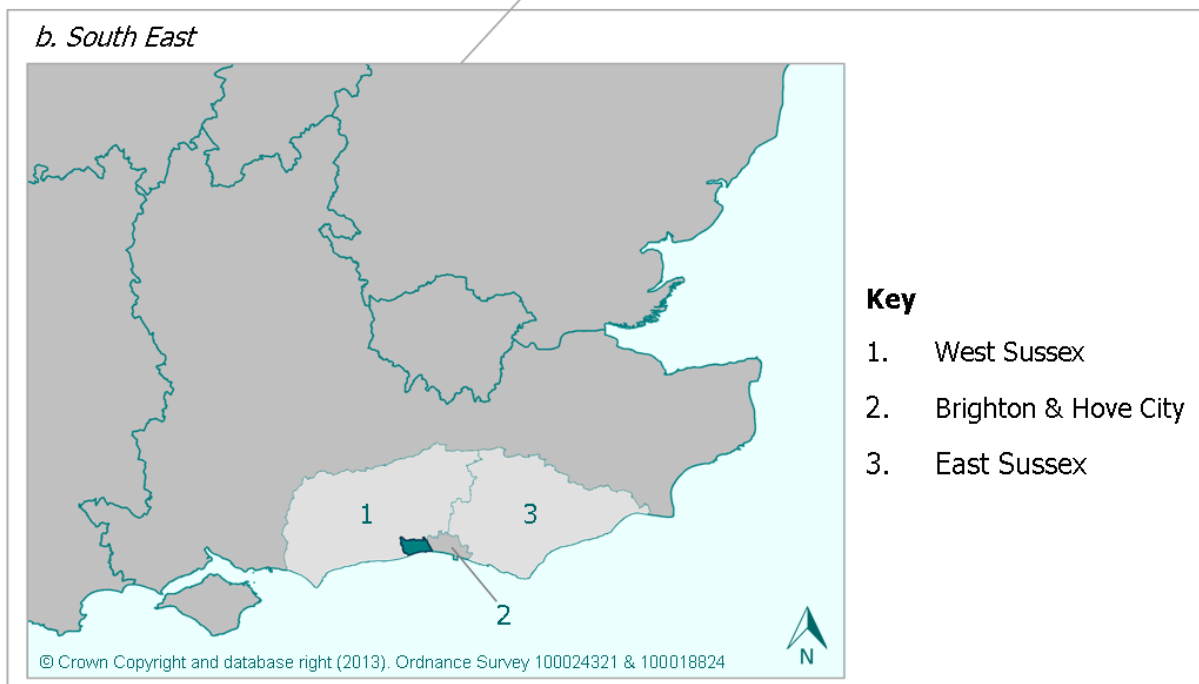
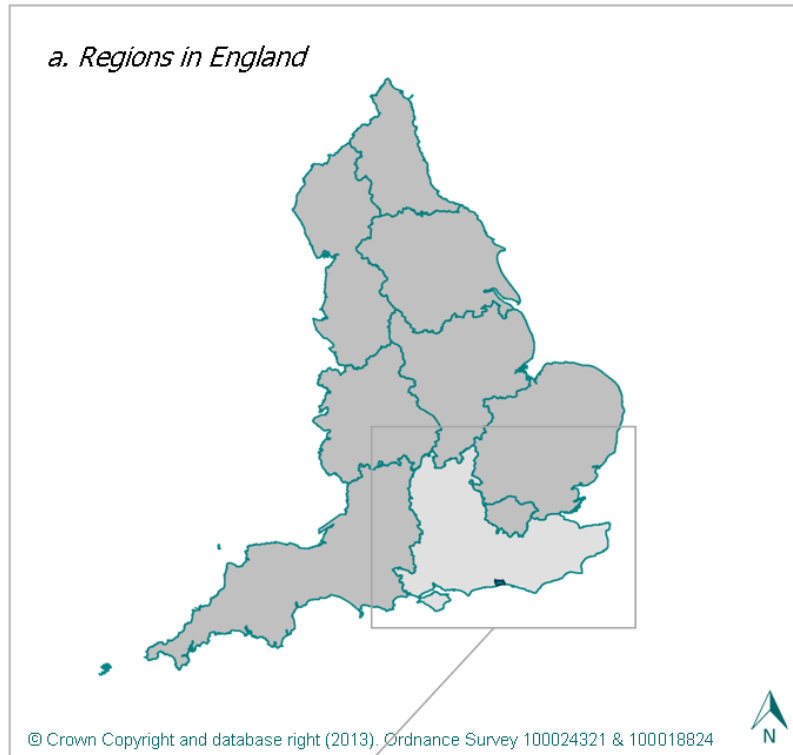
Adur) together with Brighton and Hove, Lewes, and the South Downs National Park Authority was completed in spring 2013. The main findings of the study are that it is highly unlikely that the level of objectively assessed housing need required in these local authority areas can be achieved in the sub-region in light of environmental, landscape and infrastructure constraints. Housing delivery up to 2031 across the HMA could fall at least 20% below the assessed needs. This evidence study will contribute to the development of the LSS.

- 1.29 Although housing provision is an important element of the shared aim of achieving regeneration across the Coastal sub-region, so too is the provision of infrastructure and the need to tackle existing inadequacies. All this needs to be set within the environmental capacity of the area which is constrained because of the National Park designation, river and coastal flood risk and biodiversity sites.
- 1.30 In addition to the above, there are specific cross boundary strategic issues (such as Gypsy and Travelling Showpeople's accommodation, regeneration, transport, water and waste water, flood risk, green infrastructure, countryside, minerals and waste, and infrastructure provision) which have and are being addressed through a range of measures detailed in the Duty to Co-operate Appendix (RD4) of this document.

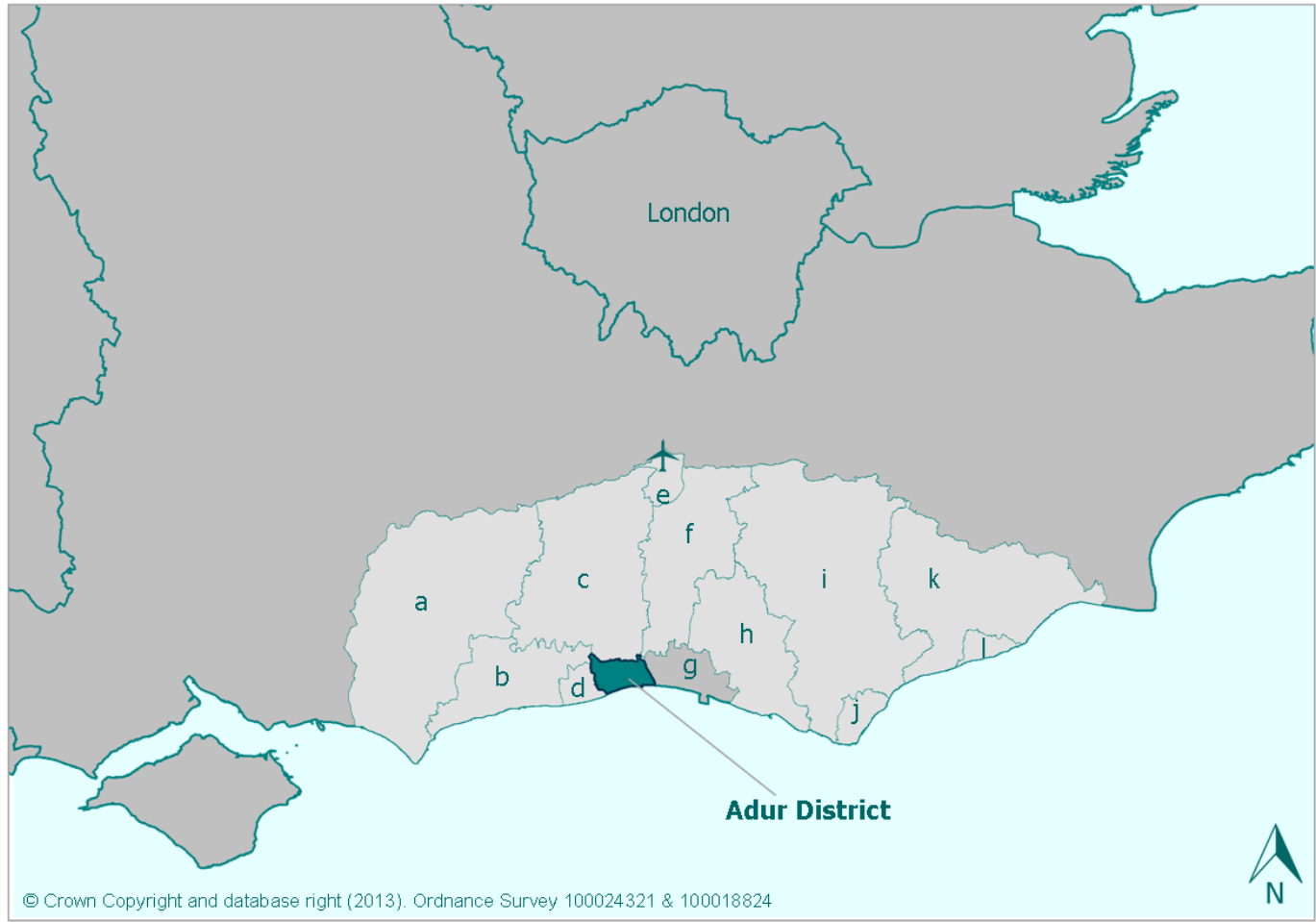
A SPATIAL PORTRAIT OF ADUR

1.31 Appendix RD9 of this document contains a Spatial Portrait of Adur. This describes its geography, people, and economy.

Map 1: Where is Adur?

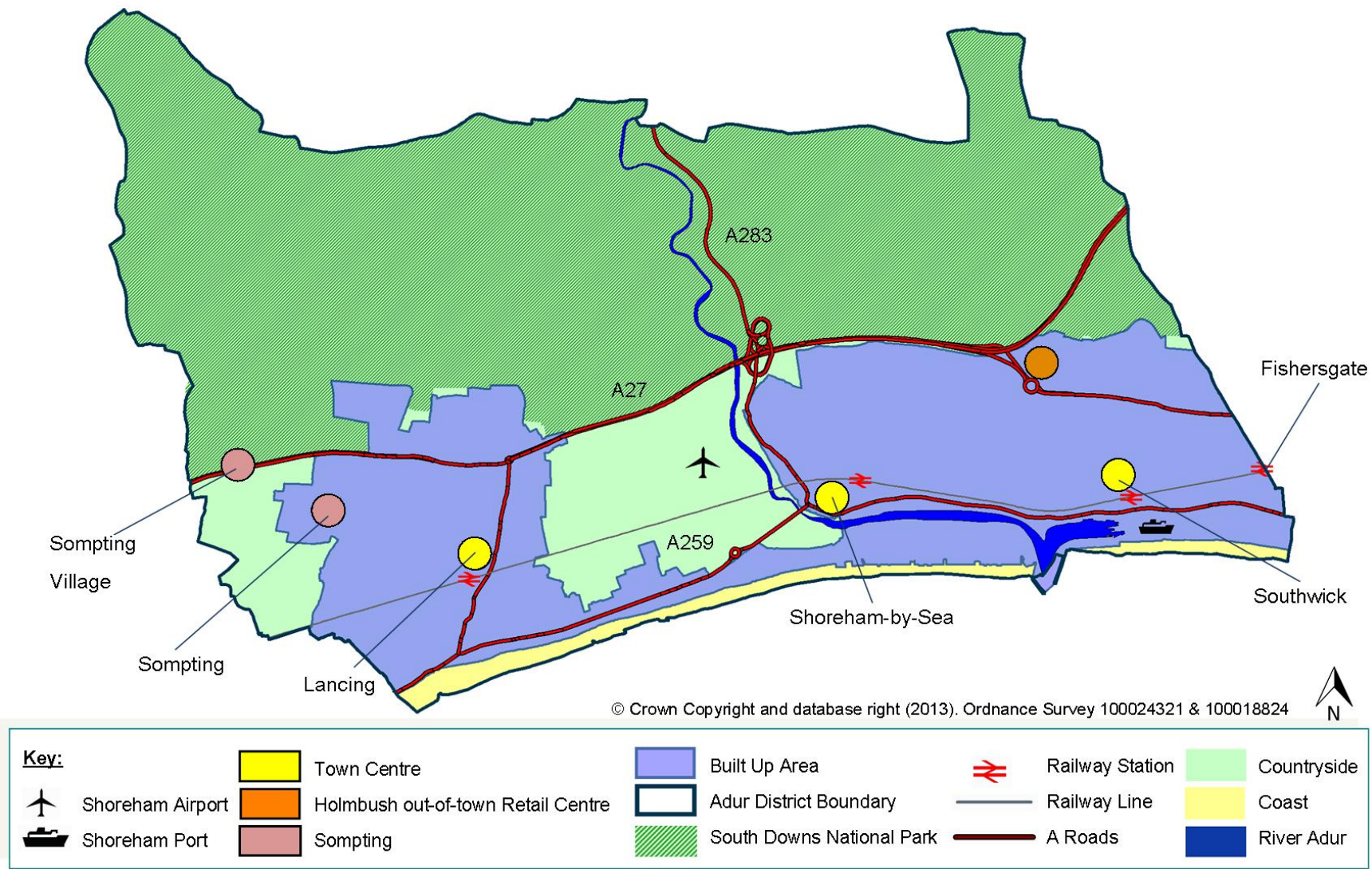


c. Sussex and Surrounding Area



- Key**
- a. Chichester District
 - b. Arun District
 - c. Horsham District
 - d. Worthing Borough
 - e. Crawley Borough
 - f. Mid Sussex District
 - g. Brighton & Hove City
 - h. Lewes District
 - i. Wealden District
 - j. Eastbourne Borough
 - k. Rother District
 - l. Hastings Borough
 - ✈ Gatwick Airport

Map 2: Key features of Adur



KEY ISSUES FOR THE LOCAL PLAN

1.32 This Revised Draft Local Plan is intended to address a number of key issues that will affect Adur up to 2031¹³ and beyond.

1. **The need to facilitate the regeneration of Adur** - There is a need to diversify the economy, safeguard existing employment locations, provide more opportunities for businesses to locate into or expand in Adur, and develop a strategy for economic development in the area. In addition, local residents need the opportunity to acquire better skills to improve their access to the labour market. The physical environment of parts of Adur also need upgrading so that it is more attractive to residents and businesses.¹⁴ A partnership between Adur District Council, Brighton & Hove City Council, West Sussex County Council, and Shoreham Port Authority has been set up to regenerate the Shoreham Harbour area. In addition, the Council is working with other agencies and stakeholders with regards to other sites and issues, including the delivery of infrastructure.
2. **The need to improve infrastructure** - Some of Adur's infrastructure is outdated and inadequate to meet modern needs (e.g. health and community facilities) and there is a need to ensure that new development is provided with appropriate new infrastructure (including 'green' infrastructure) at the right time, and in the right place.¹⁵
3. **The need to balance development and regeneration requirements against the limited physical capacity of Adur¹⁶ without detriment to environmental quality** - The Local Plan will need to strike a balance between facilitating development, achieving regeneration and delivering infrastructure, whilst maintaining built and natural environmental quality, 'sense of place' and the character of Adur.¹⁷
4. **The need to meet identified housing needs.** Adur needs to address a range of housing requirements including the projected increase in smaller households, more family housing and affordable housing.¹⁸
5. **The need to address demographic pressures** - Adur's population is ageing, with a quarter of residents above retirement age. There is a need to ensure that young people are encouraged to remain in the area.

¹³ This Plan covers the period up to 2031

¹⁴ See Employment Land Review, '*waves ahead*', and IDP and SA Appendix B Key Issues

¹⁵ See Infrastructure Delivery Plan (IDP).

¹⁶ that part of District which lies outside the South Downs National Park, and is therefore addressed by this Local Plan.

¹⁷ See Locally Generated Housing Needs Study and associated work on meeting housing needs; SHMA, SHLAA, Urban Fringe Study, and SA Appendix B Key Issues

¹⁸ See Coastal West Sussex SHMA 2012, Locally Generated Housing Needs Study 2011

6. **The need to address deprivation** - Adur is the most deprived district in West Sussex. Action needs to be taken to reduce disparities between the most, and least deprived parts of Adur in education, health, skills and training.¹⁹
7. **The need to address road congestion and related pollution – air and noise - whilst improving the existing transport network.** Parts of Adur experience road congestion and there is a high level of car dependence. This, along with anticipated future development, could worsen congestion and lead to poorer air quality by 2031 (especially in Air Quality Management Areas) unless measures are taken to mitigate these impacts, and encourage modal shift. The problems of the A27 and A259 will need to be addressed, in part through the policies in this Local Plan.²⁰
8. **The need to address climate change and flood risk** – Given the coastal location of the district and the presence of the River Adur, the risk of flooding from the sea and river is a serious issue. A significant amount of land is designated as flood zone 2 (medium probability), 3a (high probability) and 3b (functional floodplain). It will be necessary to ensure Adur is resilient to the predicted impacts of climate change such as warmer, wetter winters, hotter, drier summers, sea level rise and more frequent extreme weather events. Due to the topology and geology, the majority of Adur, including the Built Up Area, also has high potential for groundwater and surface water flooding. The Council's Strategic Flood Risk Assessment was updated in 2012 to help inform Council decisions on flood risk and appropriate mitigation measures. The First Review of the Beachy Head to Selsey Bill Shoreline Management Plan (2006) - a large scale assessment of the risks to people and the historic and natural environment resulting from the evolution of the coast - resulted in the Rivers Arun to Adur Flood and Erosion Management Strategy 2010-2020. As part of this Strategy, the Environment Agency is currently progressing the Shoreham Tidal Walls Scheme which aims to improve flood defences along the east and west banks of the River Adur. The Environment Agency has now received technical approval for the project and has secured funding to start the implementation phase of the scheme. Subject to continued funding for the scheme, an indicative completion date for the tidal walls is 2017.
9. **The need to work towards achieving sustainability** – Matters such as energy efficiency, renewable energy, water efficiency, waste efficiency and sustainable construction techniques need to be encouraged and incorporated into development to help address climate change and make efficient use of limited resources.²¹
10. **The need to improve health and wellbeing** - Two Air Quality Management Areas are already designated in Adur; it will be important

¹⁹ See also Community Needs Profile/ Index of Multiple Deprivation

²⁰ See Transport Study and SA Appendix B: Key Issues.

²¹ See Sustainability Appraisal

to ensure air quality is improved where possible. Although there are no fundamental deficiencies in open space or play facilities, access to open spaces and countryside must be maintained and improved where possible, as these resources can contribute to both physical health and wellbeing. The Council will work with health service providers to facilitate the delivery of health infrastructure where required.²²

11. The need to maintain and enhance the quality of the built, historic and natural environment - Adur has a number of natural and historic assets integral to the character of the area.

1.33 These are not the only issues affecting Adur, but they are the key ones highlighted through the Local Plan evidence base and previous consultations.

Policy Context

1.34 The Local Plan must be aligned to and conform with a number of other influences including national policy, local strategies and technical documents. The Background Evidence Document shows how individual policies and proposals of this Local Plan relate to these. The following provides a brief explanation of the key documents:

National and Strategic Planning Policies and Guidance

1.35 The Local Plan must encompass the requirements of Government planning policy guidance.

1.36 The National Planning Policy Framework (NPPF) was published in March 2012. It sets out the Government's planning policies for England and how these are expected to be applied. The delivery of appropriate levels of development to meet objectively assessed needs is a key issue. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. Local Plans should not duplicate policies in the NPPF, although in some places this document refers to the NPPF in order to explain the context of certain policies.

1.37 In addition plans, policies and proposals of other relevant organisations and bodies have helped to form the evidence base of this plan.

'Waves ahead' - The Sustainable Community Strategy

1.38 '*Waves ahead*' is the name of the joint Strategic Partnership for Adur and Worthing. The Sustainable Community Strategy, also called '*waves ahead*' identifies four priorities for change²³. These are:

²² See Open Space Study and Sustainability Appraisal

²³ These four priorities mirror the priorities of the West Sussex Sustainable Community Strategy.

- A better place to live, work and enjoy
- Better health and wellbeing for all
- Learning, training and employment opportunities for all
- Staying and feeling safe

VISION AND OBJECTIVES OF THE ADUR LOCAL PLAN

- 1.39 The vision for Adur responds to local challenges and opportunities, is evidence based, locally distinctive and takes account of community derived objectives. The vision sets out how Adur will have changed by 2031 if the strategy in this document is implemented successfully. Many of these measures will be delivered through partnership working, including the Greater Brighton City Deal (see Section 2 for more details).
- 1.40 The objectives form a link between the vision and the detailed strategy and will deliver the vision through the policies set out in the Local Plan.

By 2031:

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 focussed around Adur's main communities- Lancing, Sompting, Shoreham-by-Sea, Southwick and Fishersgate, 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.

V3: Through new development at Shoreham Harbour, Shoreham Airport and New Monks Farm, new opportunities for employment will have been created to benefit the economic prosperity of Adur as well as the wider sub-region.

V4: Much of the regeneration of Shoreham Harbour will have been delivered, achieving a mix of residential, employment, community,

²⁴ The NPPF defines affordable housing; this definition will be used – see Glossary.

education, leisure and retail development, affordable housing, and new employment opportunities. The regeneration work will also have provided an opportunity for consolidating, reconfiguring and enhancing activities of the Port of Shoreham, which will continue to play a vital role in the local economy. Relocation of some commercial uses will have resulted in a more attractive urban environment and an improved interface between the Harbour and the rest of Adur.

V5: Town and village centres (Shoreham, Southwick, and Lancing) will be improved to increase their vitality and make them more pleasant places to shop and visit, enhancing their role as local service centres, ensuring they continue to thrive and can accommodate change (which respects their character) to meet needs arising from future growth. Shoreham town centre will also have provided new opportunities for development.

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.

V8: Working with the Highways Agency and West Sussex County Council, measures will have been introduced to address congestion, resulting in fewer delays on the road network and contributing to easier and more sustainable travel patterns. Railway stations at Lancing, Shoreham-by-Sea, Southwick and Fishersgate will continue to form an important part of Adur's public transport network. Improvements will encourage more people to use public transport rather than the private car, and help to improve air quality in Adur. More sustainable travel patterns will have been established including public transport, walking and cycling.

V9: Flood risk will have been greatly reduced through investment in flood defences, flood risk management initiatives and careful consideration of the location of new development.

V10: Progress will have been made towards a low carbon, sustainable community through sustainable construction, energy

efficiency, the use of renewable energy, water efficiency measures, waste reduction measures and appropriate location of development and transport infrastructure to reduce air pollution and noise; and to make a significant contribution to low and zero carbon energy production.

V11: Development which meets the economic, social and environmental objectives of this plan will have been supported. Change will have been managed through an ambitious yet achievable planning framework (and associated Infrastructure Delivery Plan) which reflects the proposals and priorities of key stakeholders, local authorities and others, and monitored to assess its effectiveness in delivering development and associated infrastructure.

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.

O3: To regenerate Adur through ensuring a range of employment opportunities and through new sustainable development opportunities. In particular, regeneration will seek to:

(a) Achieve strategic development at Shoreham Harbour, delivering housing and jobs; creating social, economic, environmental and infrastructure improvements which benefit Adur, its businesses, residents and visitors and contribute to the prosperity of the wider sub-region.

(b) Increase the role of Shoreham Airport in the local economy and wider area, through the provision of increased employment opportunities, enhancement of its role as an important visitor attraction, and its continued importance as a General Aviation Airport.

(c) Achieve strategic development at New Monks Farm, delivering housing and jobs and creating social, economic, and infrastructure improvements.

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.

O5: *Enhancements to the streetscene of the town and village centres will be made, to ensure they remain attractive, vital and viable, and their role as retail centres serving local communities is maintained.*

O6: *Within the context of a Green Infrastructure strategy, to improve biodiversity, recreation and leisure facilities in order to provide an interlinked network of multifunctional open spaces - through and from urban areas (including Shoreham Harbour) to the coast and countryside, the provision of open space and greater opportunities for (and access to) informal recreational uses within the Local Green Gaps. Public access to the National Park and other countryside assets will be improved.*

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.*

O8: *To deliver improvements identified in Conservation Area Management Plans and enhance other heritage assets where opportunities arise. High standards of design will be encouraged in all developments.*

O9: *To improve connectivity within and to Adur's communities as well as to Brighton and Worthing, achieve more sustainable travel patterns and reduce the need to use the private car through public transport services and infrastructure, demand management measures, and new and enhanced cycle and footpaths. These actions will contribute to an improvement in air quality. Innovative sustainable transport measures will be encouraged.*

O10: *To work with the Highways Agency and West Sussex County Council to determine how best to secure improvements to the A259 and A27 to manage (and where possible, reduce) congestion. The impact of Heavy Goods Vehicles servicing the Port and Adur's businesses will be managed.*

O11: *To ensure that the risks associated with flooding are avoided and mitigated through directing development to appropriate locations and, where this is not possible, through appropriate flood mitigation measures. Where feasible, new flood defences and other measures to reduce flood risk should take the form of ecologically sustainable solutions. Water quality will be protected and where possible, enhanced.*

O12: *To ensure that a range of sustainable construction and design measures, (including the Code for Sustainable Homes) will be utilised*

in new developments. New development will also have been designed to be more resilient to the effects of climate change.

This table indicates which objectives will be delivered by which policy.

Objective Number	Delivered by Policy/ Policies ²⁵ (Revised Draft Policy number)
O1	2, 3, 5, 6, 8,11,12, 20, 21, 22
O2	2,3,4,5,6,7,8,9,10,11,12,20,21,22,23,24,25,26,27,28,29,30,32,33,37
O3	2, 3, 4, 5, 6, 7, 8, 9, 11,12, 25, 26
O4	9, 28, 30, 32, 33, 37
O5	9, 11, 12, 14, 27
O6	5, 6, 7, 8, 9,11,12,13, 29, 30, 31, 32,
O7	2, 5, 6, 7, 8,10, 11, 12, 13, 14, 15, 16, 29, 30, 31, 32
O8	14, 15, 16
O9	9, 10, 11, 13, 28, 29
O10	5, 6, 7, 8, 28
O11	5, 6, 7, 8, 29, 35, 36,
O12	14, 17, 18, 19
Vision and All Objectives	1

THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

1.41 The National Planning Policy Framework published in March 2012 sets out national policy as a basis for plans such as this, and is a material consideration in determining planning applications. The presumption in favour of sustainable development is a fundamental principle of the NPPF²⁶ which views the planning system as having three key roles:

- an economic role contributing to building a strong, responsive and competitive economy;
- a social role, supporting strong, vibrant and healthy communities; and
- an environmental role, contributing and enhancing our natural, built and historic environment.

²⁵ The relevant policy name can be found in the Contents page at the front of this Revised Draft Adur Local Plan.

²⁶ Paragraph 14 of the NPPF gives more detail on the presumption in favour of sustainable development and its implications for plan-making.

- 1.42 The following policy integrates the presumption in favour of sustainable development into the Revised Draft Adur Local Plan.

Revised Draft Policy 1: Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- **Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
- **Specific policies in that Framework indicate that development should be restricted.**

- 1.43 Taken together, the policies in this Local Plan aim to address and deliver the Vision and Objectives set out above. As such, they should not be read in isolation.