



MINOR MODIFICATIONS PROPOSED TO THE SUBMISSION ADUR LOCAL PLAN

ADUR DISTRICT COUNCIL OCTOBER 2016

The schedule below sets out changes proposed to the Submission Adur Local Plan 2016, submitted under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

These minor modifications are intended to assist the Inspector in understanding the Council's position.

Minor modifications are generally regarded as textual and grammar corrections, rephrasing or limited new text to add clarity, or updates to figures or references which are necessary due to alterations which have been made elsewhere or for which there is new information.

In all cases the reason for the change is stated.

Mod No:	Reference (Paragraph, policy or map number)	Amendment (Deleted text shown as struck through and additional text <u>shown in bold and underlined</u>)	Reasons For Change (Please note that references to representations refer to those received in response to the Amendments to the Proposed Submission Adur Local Plan 2016 unless otherwise stated).
	Part One		
MIN 1	1.1	The Adur Local Plan 2014 is a new plan which will provide a strategy for development in Adur up to 2034 <u>2</u> .	To ensure that the Plan has a 15 year life from adoption in 2017.
MIN2	1.3	The Local Plan, when adopted,	To reflect anticipated adoption

MIN3	1.7	“West Sussex County Council is responsible for preparing statutory land use plans for minerals and waste. Adopted sites have been identified and safeguarded in the West Sussex Minerals and Waste Local Plans 2003. Proposals for development should have regard to the defined County Minerals Safeguarding Area and Minerals Consultation Area guidance and policy produced by West Sussex County Council. The Waste Local Plan safeguards allocated waste sites and permitted capacity for waste management. Preparation of site plans will require liaison with WSCC at an early stage to ensure that any potential minerals and waste interests are fully considered in planning development”.	Amendment made in response to Representation 63/23 from West Sussex County Council; amendment updates and makes paragraph consistent.
MIN4	Paragraph 1.8	...A separate Background Evidence Document has been prepared to give more information on certain policies and issues	A Background Evidence Document has not been prepared for submission version of Plan.
MIN5	Paragraph 1.15	...development in Adur District up to 2034 2	To reflect main modifications which seek to extend Plan period.
MIN6	Paragraph 1.16	...Greater detail as to the background, policy context and evidence can be found in the accompanying Background Evidence Document.	A Background Evidence Document has not been prepared for submission version of Plan.
MIN7	Para 1.20, Footnote 8	This Plan covers the period up to 2034 2	To reflect main modifications which seek to extend Plan period.
MIN8	Para 1.25 Footnote 9	Delete footnote: 9 This Plan covers the period up to 2031.	Amendment made in response to Representation 63/23 from West Sussex County Council; footnote repeated in error
MIN9	Para 1.25 Issue 3 Footnote 13	See Objectively Assessed Need for Housing: Adur District (2015) (GL Hearn), <u>Objectively Assessed Housing Need Update 2016 (GL Hearn)</u> and....	Update
MIN10	Para 1.25 Issue 4 Footnote 14	See Objectively Assessed Need for Housing: Adur District (2015) (GL Hearn), <u>Objectively Assessed Housing Need Update 2016 (GL Hearn)</u> .	Update

MIN11	Paragraph 1.25	...issues that will affect Adur up to 2034 2 and beyond.	To reflect main modifications which seek to extend Plan period.
MIN12	Paragraph 1.25 Key Issue 8	... Subject to planning approval, C onstruction of the scheme will commence early 2016 and is likely to be completed in 2018.	Update – the scheme was granted consent in June 2016, and construction will commence soon.
MIN13	Paragraph 1.33	The vision sets out how Adur will have changed by 2034 2 .	To reflect main modifications which seek to extend Plan period.
MIN14	Paragraph 1.34 Vision 2	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 its impact on the environment.	Correction of drafting error.
MIN15	Paragraph 1.34 Vision 4	Much of the regeneration of Shoreham Harbour will have been delivered, achieving a mix of residential, employment, community, leisure and retail and development, and affordable housing.	Correction of drafting error.
MIN16	Paragraph 1.34 Objective 1	... <i>a minimum of 3609 dwellings up to 2034</i> 2	To reflect main modifications which seek to extend Plan period.
Part Two			
	Paragraph 2.5	...(excluding Sompting Village which lies outside the Built Up Area Boundary (BUAB))	For clarification
MIN17	Para 2.19	...the Shoreham Harbour Regeneration area, a large brownfield site, has been identified as a broad location for development, and this will deliver a minimum of 1100 additional new homes in the Western Harbour Arm (see Policy 8)	For clarification
MIN18	Table 1 below para 2.22	Shoreham Harbour Broad Location (Western Harbour Arm)	For clarification.
MIN19	Table 1 below para 2.22	Add new footnote: <u>The figure for Shoreham Harbour Broad Location does not include the 132 dwellings which have been granted planning permission and are counted as "Commitments"</u>	Amendment made in response to representation 71/32 by Home Builders Federation.
MIN20	Para 2.30	The recent economic downturn has not had a	Paragraph is out of date.

		significant impact on Adur's economy. Although the number of jobs declined by approximately 400 during the recession, the district has since recovered and job numbers are back to pre-recession rates (approximately 22,000 jobs).	
MIN21	2.53	... Any application The flood risk assessment submitted at the planning application stage will have to demonstrate in greater detail that current how flood risk from all sources is will be mitigated, and that flood risk to other areas is will not be increased, and that Additionally, where possible, the flood risk assessment should identify opportunities to reduce flood risk overall, is reduced.	For clarification.
MIN22	Para 2.54A	Wastewater from the new development will be expected to drain to a public sewer. If this is not feasible (following discussions with Southern Water Services and the Environment Agency) and there is evidence that there is no alternative available to provide a all options for connection to the public sewerage network have been fully explored , the advice in paragraph 020 of the National Planning Practice Guidance should be followed. The operation of and future management of any alternative sewerage treatment plant scheme should be set out clearly in any planning application for the development of the site.	Amendment suggested by the Environment Agency (Representation 53/6) to ensure that all mains sewerage connection possibilities are fully considered in the first instance.
MIN23	Paragraph 2.53 Footnote 15	See the Sequential and Exceptions Test 2014 2016	Update
MIN24	Para 2.86	Approximately A minimum of 1,100 new dwellings in the Western Harbour Arm and approximately 16,000 sqm of employment generating uses.	Amendment made for consistency with Shoreham Harbour Joint Area Action Plan.
MIN25	Para 2.86	...within the Plan period to 2034 2 .	To reflect main modifications which seek to extend Plan period.
MIN26	Para 2.100	...A similar policy is likely to be included within the emerging updated West Sussex Minerals Local Plan being prepared in partnership with the South	Amendment made to ensure factually correct.

		Downs National Park.	
MIN27	Para 2.101	Shoreham Harbour Transport Strategy (2014)	In order that future updates of this document are taken into account.
Part Three			
MIN28	Para 3.13 footnote	Adur District Council Retail Study Update 2009 2013	To correct a drafting error
MIN29	Para 3.36	...which identifies land at Eastbrook a Allotments	To correct a drafting error
MIN30	Para 3.40	Land which lies outside of the defined Built Up Areas is considered to be countryside...	To correct a drafting error
MIN31	Para 3.56A	The Marine Management Organisation (MMO) was created in order to achieve clean, healthy safe and productive and biologically diverse seas. The MMO is currently preparing a Marine Plan for the south area, which includes Adur. <u>When in place, decisions that might or will affect the marine area will need to take appropriate consideration of the relevant marine planning documents, including the South Marine Plans under the terms set out in the Marine and Coastal Access Act, 2009 (section 58).</u> The Marine Policy Statement is the relevant marine planning document until the Marine Plan is published.	Clarification made in response to Representation 56/41 from Marine Management Organisation, in order to demonstrate role of marine plans in decision making.
Part Four			
MIN32	Para 4.7	...The Commission for Architecture and the Built Environment (CABE) have published 'Buildings for Life' standards by which for residential-development applications will be assessed. The , the use of these which standards will be encouraged.	Clarification that Buildings for Life standards are encouraged, but not required.
MIN33	4.23 Section Heading	Decentralised Energy and Standalone Energy Schemes <u>and Renewable Energy</u>	Title of section has been changed so that it is consistent with the title of the policy.
MIN34	Para 4.28	The OAN reports <u>s</u>	To reflect proposed major modifications.
MIN35	Policy 26	(ii) It can be satisfactorily demonstrated that the site or premises is/are genuinely redundant and that no effective demand exists or is likely to exist in the future	To correct a drafting error

		to use the land or buildings of for B class uses. This should include the length of time 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.	
MIN36	Para 4.129	Where sites have passed the sequential test, they have been assessed against the objectives of the Sustainability Appraisal to determine whether the sustainability benefits to the community outweigh flood risk as part of the Exceptions Test. The sites that demonstrate these wider benefits and have also shown, <u>under Part 2 of the Exception Test</u> , that flood risk on the site can be potentially be managed without increasing flood risk elsewhere have been allocated in this plan. Further detail regarding the management of flood risk would be required at the planning application stage where the developer would be required to produce a detailed site specific Flood Risk Assessment. The second part of the exceptions test requires that a site specific flood risk assessment must be undertaken to demonstrate that the development will be safe for its lifetime taking account of the vulnerability of users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This part of the exceptions test would be undertaken at the planning application stage.	To improve text and correct drafting errors.
MIN37	4.130	...The Environment Agency, as part of the Rivers Arun to Adur Flood and Erosion Management Strategy 2010-2020, are progressing a flood defence scheme along both the east and west bank of the River Adur, which will help to considerably reduce the risk of tidal flooding in the district. An indicative completion date for this scheme is 2017 2018 .	Correction

MIN38	Appendix 4	Delete entire Appendix.	Matters to be addressed/ explored via Shoreham Harbour Joint Area Action Plan.
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