

SUSTAINABILITY APPRAISAL OF THE ADUR LOCAL PLAN 2016

SCHEDULE OF CHANGES

OCTOBER 2016

The schedule below sets out changes made to the Sustainability Appraisal (SA) following publication of the ‘Amendments to the Proposed Submission Adur Local Plan’ (2016) document. These changes are only very minor and have been made to correct drafting errors or provide a greater degree of clarity. None of the changes have any impact on the appraisals undertaken and none of the conclusions of the SA have changed as a result.

Sustainability Appraisal of Adur Local Plan – Main document		
Paragraph, policy or map number	Amendment (deleted text shown as struck through and additional text shown in bold and underlined)	Reasons For Change
5.2 Plan Objectives 1 st bullet point	<ul style="list-style-type: none"> To deliver <u>a minimum of</u> 3,609 dwellings up to 2031... 	To be consistent with the objectives of the Adur Local Plan.
5.2 Plan Objectives 6 th bullet point	<ul style="list-style-type: none"> Adding to natural capital by improving biodiversity, recreation and leisure facilities in order to provide an interlinked network of multifunctional open spaces (within the context of a Green Infrastructure strategy) - 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 <u>countryside and</u> Local Green Gaps. Public access to the National Park and other countryside assets will be improved. 	To be consistent with the objectives of the Adur Local Plan.

<p>5.2 Plan Objectives 7th bullet point</p>	<ul style="list-style-type: none"> To protect and improve the setting of the South Downs National Park, the River Adur, character and setting of the <u>River Adur, the</u> coastal waterfront, <u>countryside and the</u> 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. 	<p>To be completely consistent with the objectives of the Adur Local Plan</p>
<p>Para 9.1.7</p>	<p>For reasons described in section 13, the most recent Objectively Assessed Need for Housing – 291 dwellings per annum, 5,820 dwellings over the plan period – was also assessed and compared against the housing target of 3,609 <u>dwellings</u> included in the <u>'Amendments to the</u> Proposed Submission Adur Local Plan' (2016) <u>document</u>.</p>	<p>To provide greater clarity.</p>
<p>Para 11.4.1</p>	<p>This section explains the Council's reasons for developing the preferred approach – as set out within the 'Proposed Submission <u>Adur Local Plan' (2016)</u> – subsequent to / in-light of the alternatives appraisal.</p>	<p>To provide greater clarity.</p>
<p>Para 12.2.5</p>	<p>This section explains the Council's reasons for developing the preferred approach – as set out within the 'Proposed Submission <u>Adur Local Plan' (2016)</u> – subsequent to / in-light of the alternatives appraisal.</p>	<p>To provide greater clarity.</p>
<p>Para 12.2.6</p>	<p>It is considered that although Option 1 scores more</p>	<p>To correct a drafting error.</p>

	<p>positively with regard to the environmental objectives, the preferred approach is Option 2 is more likely to provide developer confidence and a clearer understanding of the viability of the development. This approach is more likely to ensure that development on this site is delivered. Additionally, a number of safeguards are built in to the New Monks Farm policy to ensure that the development will not have an unacceptable environmental impact.</p>	
Para 12.3.7	<p>This section explains the Council's reasons for developing the preferred approach – as set out within the 'Proposed Submission Adur Local Plan' 2016 – subsequent to / in-light of the alternatives appraisal.</p>	To provide greater clarity.
Para 13.1.4	<p>Using this approach, the OAN was then assessed and compared against the approach set out in the 'Amendments to the Proposed Submission Adur Local Plan' (2016) which aims to provide 3,609 dwellings. Obviously the approach set out in the 'Amendments to the Proposed Submission Plan' (2016) document has been informed by the Sustainability Appraisal process throughout the Plan's production. The OAN scenario does not include sites that were ruled out subsequent to the Site Options appraisal process as set out in Appendix III.</p>	To provide greater clarity
Para 13.1.5	<p>The following options were therefore subjected to appraisal:</p> <p>1) Provision of 3,609 dwellings as set out in the 'Amendments to the Proposed Submission Adur</p>	

	Local Plan' (2016) <u>document</u> .	
Para 13.2.2	Whilst Option 1 scores well with regard to a number of social and economic objectives, Option 2 scores particularly well against these objectives and would clearly have significant social and economic benefits <u>impacts</u> . However, with regard to the environmental objectives, while neither option scores particularly well, Option 2 performs notably worse against these objectives as it would result in a significant increase in the amount of development within the local green gaps and areas at risk of flooding compared against Option 1. Option 1 achieves a greater balance between the differing social, environmental and economic sustainability objectives than Option 2.	To correct a drafting error.
Para 13.3.1	This section explains the Council's reasons for developing the preferred approach – as set out within the Proposed Submission <u>Adur Local Plan 2016</u> – subsequent to / in-light of the alternatives appraisal.	To provide greater clarity.
Para 14.1.1	The aim of Part 3 is to present appraisal findings in relation to the Proposed Submission Adur Local Plan <u>2016</u> . Part 3 is structured as follows:	To provide greater clarity.
Para 16.1	This Chapter presents summary appraisal findings in relation to the <u>Submission</u> Adur Local Plan <u>2016</u> (Proposed Submission Version). It should be noted that	To provide greater clarity

	<p>this appraisal takes account of the revisions to the Plan outlined in the Amendments to the Proposed Submission Adur Local Plan (2016) document. Rather than just assessing the specific amendments to the Plan, the whole Plan has been reappraised taking into account the amendments. Detailed appraisal findings are presented within the Technical Appendices document that accompanies this SA Report.</p>	
16.4.6	<p>Policy 20: Decentralised Energy, and Standalone Energy Schemes <u>and Renewable Energy</u></p>	To ensure consistency with the Adur Local Plan.
Para 17.1.1	<p>The Proposed Submission <u>Adur</u> Local Plan generally performs positively in relation to the Sustainability Objectives.</p>	To provide greater clarity
Para 17.1.2	<p>Other than some relatively minor incompatibilities, Parts 3 and 4 of the Revised Draft Plan score positively in relation to the Sustainability Objectives.</p>	To correct a drafting error
Para 19.1.1	<p>A Government appointed Planning Inspector will consider the submitted Plan alongside the SA Report and representations received through the consultation on the Proposed Submission <u>Local Plan (2014) and 'Amendments to the Proposed Submission Adur Local Plan' (2016) document</u> version. The Inspector will then oversee an 'Examination in Public' where those who made representations through the consultation will have an opportunity to influence the Plan.</p>	To provide greater clarity

Page 73/74	Will allocation impact upon an SNCI, LNR or any other BAP habitat?	A - Southernmost part of the site is adjacent to Cokeham Brookes SNCI.	It is considered that development could be directed away from the SNCI and the connected wetland habitats immediately to the north of the SNCI. Any new development could provide an opportunity would need to enhance this SNCI.	To correct a drafting error. The SA should make recommendations rather than stipulating mitigation measures.
Page 74	Does the site make a major contribution to the setting, character, structure and environmental quality of the countryside/district?	A - Yes	The 'Landscape Sensitivity Assessment' (2015 2016) states that the site has a medium to high overall landscape sensitivity...	To correct a drafting error.
	Would the site have an impact on the South Downs National Park?	A - Yes	The 'Landscape Sensitivity Assessment'	

			(2015 2016) states that the site has a high visual sensitivity from a number of viewpoints within the National Park...	
Page 77	Will allocation impact upon the South Downs National Park?	A - Yes	The 'Landscape Sensitivity Assessment' (2015 2016) states that the site has a medium visual sensitivity from a number of viewpoints within the National Park...	To correct a drafting error.
Page 78	Does the site make a major contribution to the setting, character, structure and environmental quality of the countryside/district?	A - Yes	The 'Landscape Sensitivity Assessment' (2015 2016) states that the site has a medium overall landscape sensitivity. The study recognises that the wider site is an important part of the	To correct a drafting error.

			Strategic Gap between the housing estates of West Sompting and Sompting Village...	
Page 83	Will allocation impact upon an SNCI, LNR or any other BAP habitat?	A - Yes	The following BAP habitats are present on the site: Standing water, hedgerows and reedbed. A number of BAP species are present or may occur on site including annual beard grass which is a nationally and county scarce plant <u>both at a national and county level.</u>	To correct a drafting error.
Page 84	Does the site make a major contribution to the setting, character, structure and environmental quality of the countryside/district?	A - Yes	The 'Adur Landscape Sensitivity Assessment' (2015 2016) states that the New Monks Farm site (that area proposed	To correct a drafting error.

			for built development) has an overall medium-low landscape sensitivity and is less visible in sensitive views...	
Page 84	Would the site have an impact on the South Downs National Park?	A – Yes, there is potential for an impact on key views from the National Park if development is not adequately screened and landscaped.	The 'Adur Landscape Sensitivity Assessment' (2015 2016) states that much of the site has a low visual sensitivity from a number of viewpoints within the National Park other than from Hoe Court Farm where the central part of the site (to the east of Mash Barn Lane) is prominent.	To correct a drafting error.
Page 85	Are there any noise issues on adjacent land uses?	A – Yes. The site is in relatively close proximity to Shoreham	It should be noted that despite the site's proximity to Shoreham	This update should have been made for the consultation on the Adur Local Plan and SA in March 2016.

		Airport. The northern part of the site is situated adjacent to the A27. A noise assessment would need to be undertaken to determine noise levels.	Airport, it falls outside of Shoreham Airport's noise contours as set out in the Brighton City Shoreham Airport Noise Maps (2014) Action Plan 2010-2015.	
Page 88/89	Will allocation impact upon a Listed Building?	A – The site is in relatively close proximity (0.14km at its nearest point) to a Grade II Listed Building.	Any new development on this site would need to take account of the setting of the Listed Building. Historic England English Heritage have previously expressed concerns regarding the impact on this Listed Building.	This update should have been made for the consultation on the Adur Local Plan and SA in March 2016.
Page 91	Recommendation and justification	Overall score: Red Positives: <ul style="list-style-type: none"> Unlikely to have any significant impacts on the 		To provide greater clarity.

	<p>integrity of the Local Green Gap between Shoreham and Lancing.</p> <ul style="list-style-type: none"> • Relatively minimal impact on views from National Park • Relatively good access to key services and open spaces. <p>Negatives:</p> <ul style="list-style-type: none"> • Located close to the flight path at Shoreham Airport and as a result there are some associated noise issues, particularly at the far eastern end of the site. • Currently located within Flood Zone 3a and 3b and dependent on the construction of the Shoreham Tidal Walls scheme. There are also significant surface water and groundwater flooding issues on site. <p>There are significant concerns regarding this site, predominantly related to flood risk. Although tidal and fluvial flooding will be partly addressed by the construction of the Shoreham Adur Tidal Walls, it has not been demonstrated that the significant surface water and groundwater issues on the site can be overcome and that the scheme is deliverable. These issues are too significant to address entirely deal with at the planning application stage. As a result it is considered at this stage that the negative impacts of development at the site would outweigh the positive impacts.</p>		
Page 92/93	<p>Will allocation impact upon the South Downs National Park?</p>	<p>R – Yes</p> <p>The 'Landscape Sensitivity Assessment' (2015 2016) states that the</p>	<p>To correct a drafting error. Additionally, this assessment referred to a report that included out of date, confidential information. This reference has</p>

			<p>site has a medium-high visual sensitivity from a number of viewpoints within the National Park. It also states that in long distance views from the Downs the open fields provide a valuable 'slice of green' separating the urban areas to the south from the buildings of Shoreham Airport. The 'New Salts Farm—Landscape and Visual appraisal of development proposals' (2016) study sets out a number of potential mitigation measures that could help to minimise impact</p>	<p>therefore been deleted. However, the removal of this reference does not have a significant effect on the outcome of the Sustainability Appraisal as the landscape value of the site has been assessed in the 'Landscape Sensitivity Assessment' (2016).</p>
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			of development on views from the National Park. However, there are still concerns regarding the impact such a development would have on the local green gap.	
Page 93	Does the site make a major contribution to the setting, character, structure and environmental quality of the countryside/district?	R - Yes	The 'Landscape Sensitivity Assessment' (2015 2016) states that the site has a medium-high overall landscape sensitivity and is less visible in sensitive views. However, the study also recognises that the site provides a valuable 'slice of green' separating the urban areas	To correct a drafting error. Additionally, this assessment referred to a report that included out of date, confidential information. This reference has therefore been deleted. However, the removal of this reference does not have a significant effect on the outcome of the Sustainability Appraisal as the landscape value of the site has been assessed in the 'Landscape Sensitivity Assessment' (2016).

			<p>to the south from the buildings of Shoreham Airport. The site also contributes to the setting of the Adur Estuary. The 'New Salts Farm—Landscape and Visual appraisal of development proposals' (2016) study sets out a number of potential mitigation measures that could help to minimise impact of development on the Local Green Gap. However, there are still concerns regarding the impact such a development</p>	
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			would have on the gap.	
Page 98/99	Recommendation and justification: Overall score: Amber Positives: <ul style="list-style-type: none"> • Brownfield site within the Built-Up Area and would have no impact on the countryside/landscape • Within flood zone 1 • Unlikely to have any significant impacts on biodiversity 			To correct a drafting error.
Page 148	Conclusion	Whilst the Sustainability Appraisal recognises that Option 1 (450-600 dwellings) is likely to make a slightly more positive contribution to the environmental objectives as it provides more flexibility and allows for a minimum of 450 dwellings to be provided, the scores for the two options in relation to the environmental objectives are generally similar. Any additional impacts of Option 2 are unlikely to be major and could only be determined with any accuracy at the detailed design stage. Option 2 (600 dwellings) scores more positively against economic and some social objectives because it is less flexible in the amount of housing <u>to be</u> provided <u>s</u> and is likely to		To correct a drafting error.

		<p>make any scheme slightly more viable and give developers more certainty. It should be noted that if the top end of the range for Option 1 is provided, the positive and negative impacts of this option would be identical to Option 2.</p>	
<p>Sustainability Appraisal of the Adur Local Plan – Non Technical Summary</p>			
<p>Page 67, Policy 20 Title</p>	<p>Policy 20: Decentralised Energy, and Standalone Energy Schemes <u>and Renewable Energy</u></p>	<p>To ensure consistency with the Adur Local Plan</p>	