

Adur District Council

# **THE ADUR LOCAL PLAN 2016**

## **AGENDAS**

February 2017

**INDEPENDENT EXAMINATION OF THE ADUR LOCAL PLAN 2016 (ALP)**

**Venue:** The hearing sessions will be held in the **QEII Room, The Shoreham Centre, 2 Pond Road, Shoreham-by-Sea BN43 5WU.**

If you have any queries – please contact the Programme Officer at [bankssolutionsuk@gmail.com](mailto:bankssolutionsuk@gmail.com)

**Tuesday 31<sup>st</sup> January - 9.30**

**AGENDA**

Introduction by the Inspector

Opening Statement by the Council

**Issue 1 - The Duty to Co-operate, Legal Requirements and the Council's Broad Strategy**

***Participants***

***Adur District Council***

***DMH Stallard for New Monks Farm Development Ltd (Reps 20 and 64)***

***CPRE (Rep 21)***

***Home Builders Federation (Reps 32 and 71)***

***Gladman Developments (Mathieu Evans) (Rep 59)***

***ECE Planning for Landstone (Old Salts Farm omission site) (Reps 17 and 72)***

***Thornton Architecture and Design for Cobbetts Development Ltd (Shoreham Gateway omission site) (Reps 34 and 60)***

***ECE Planning for Cobbetts Development Ltd (Rep 66)***

***Boyer Planning for Hyde New Homes (New Salts Farm omission site) (Reps 15 and 61)***

***Turley for Persimmon Homes South Coast Ltd (Reps 26 and 62)***

Items

1. The duty to co-operate and any cross-boundary issues, including (in broad terms) meeting housing need.
2. The Sustainability Appraisal and the testing of reasonable alternatives.
3. The justification for the spatial strategy and the selection of sites (consideration of detailed issues regarding the allocated sites will take place at the hearings for each specific site).
4. The relationship between the Adur Local Plan and Neighbourhood Plans.
5. Any other matters of soundness relating to Issue 1.

**Tuesday 31<sup>st</sup> January - 14.00**

**AGENDA**

**Issue 2 - Planning for Economic Growth (policy 4); Protecting and Enhancing Existing Employment Sites (policy 26); the Visitor Economy (policy 27); and Retail (policy 28)**

***Participants***

***Adur District Council***

***RPS Planning and Development (Karen Calkin) (Rep 16)***

***Savills for Brighton City (Shoreham) Airport (Rep 19)***

***CPRE (David Johnson) (Rep 21)***

***DMH Stallard for New Monks Farm Development Ltd (Reps 20 and 64)***

Items

1. The Council's approach to building a strong competitive economy.
2. The clarity and content of Policy 4 (Planning for Economic Growth).

3. The justification for the elements of policy 26 (Protecting and Enhancing Existing Employment Sites and Premises).
4. The regeneration and enhancement of the main town centres.
5. The delivery of policy 27 (the Visitor Economy).
6. The justification for the requirements of policy 28 (Retail, Town Centres and Local Parades).
7. Any other matters of soundness relating to Issue 2.

**Wednesday 1<sup>st</sup> February - 9.30**

**AGENDA**

**Issue 3 - Housing Provision (policy 3); Housing Mix and Quality (policy 21); Affordable Housing (policy 22), Density (policy 23) and provision for Gypsies Travellers and Travelling Showpeople (policies 24 and 25)**

***Participants***

***Adur District Council***

***National Farmers Union (NFU) (Tom Ormesher) (Rep 3)***

***DMH Stallard for New Monks Farm Development Ltd (Rep 20)***

***CPRE (David Johnson) (Rep 21)***

***Home Builders Federation (James Stevens) (Rep 32 and 71)***

***ECE Planning for Landstone (Old Salts Farm omission site) (Reps 17 and 72)***

***Thornton Architecture and Design for Cobbetts Development Ltd (Shoreham Gateway omission site) (Reps 34 and 60)***

***ECE Planning for Cobbetts Development Ltd (Rep 66)***

***Savills for Brighton and Hove City Council (Mill Hill omission site) (Rep 31)***

***Boyer Planning for Hyde New Homes (New Salts Farm omission site) (Reps 15 and 61)***

***Turley for Persimmon Homes South Coast Ltd (Reps 26 and 62)***

**Items**

1. The justification for the figure of 6,825 dwellings (325 dwgs a year) for the period 2011-2032, for market and affordable housing.
2. The justification for the conclusion that the District cannot meet all the identified housing need (or a greater proportion than the 3,609 dwellings proposed) within its own boundary. The assessment of sites identified in the SHLAA, that have been rejected by the Council and the level of flexibility embodied in the Council's approach.
3. The assessment of potential brownfield development sites.
4. The supply of deliverable sites (sufficient to provide five years' worth of housing, with an additional buffer of 5% or 20% as appropriate).
5. The identification of deliverable sites for years 6 to 10 and where possible for years 11 to 15.
6. The housing trajectory.
7. The calculation of the windfall allowance.
8. The justification for the requirements of policy 21: Housing Mix and Quality. The housing needs of the elderly and people with disabilities.
9. The Council's approach to the provision for affordable housing, particularly in terms of viability and delivery.
10. The justification for the preferred mix of tenure (as set out in policy 22).
11. The justification for the proposed minimum density of 35 dwellings per hectare (policy 23).
12. Support for people wishing to build their own homes.
13. The needs of gypsies, travellers and travelling showpeople. The justification for the requirements of policy 24.
14. Any other matters of soundness relating to Issue 3.

**Wednesday 1<sup>st</sup> February - 14.00**

**AGENDA**

**Issue 4 - Land at West Sompting (policy 6)**

***Participants***

***Adur District Council***

***CPRE (David Johnson) (Rep 21)***

***Turley for Persimmon Homes South Coast Ltd (Reps 26 and 62)***

***Sussex Wildlife Trust (Rep 25)***

**Items**

1. The site allocation boundary and the justification for the requirements of policy 6.
2. The terminology used regarding references in policies 5 and 6 to boundary treatments.
3. Issues of flood risk in relation to this site.
4. The traffic/highway implications of the proposed development.
5. The impact of the proposed development on existing infrastructure, for example schools, community facilities (including sports pitches), health services and utilities. The 'new' infrastructure required.
6. The fall-back position if the development does not come forward as anticipated.
7. Any other matters of soundness relating to Issue 4.

**Thursday 2<sup>nd</sup> February - 9.30**

**AGENDA**

**Issue 5 - New Monks Farm, Lancing (policy 5)**

***Participants***

***Adur District Council***

***County Councillor Mike Glennon (Rep 2)***

***DMH Stallard for New Monks Farm Development Ltd (Rep 20)***

***CPRE (David Johnson) (Reps 21 and 58)***

***DMH Stallard for New Monks Farm Development Ltd (Rep 38)***

***Adur Floodwatch Group (Bill Freeman) (Rep 55)***

***Nexus Planning for Albemarle (Shoreham) LLP and Longbow Investment No.3***

***S.A.R.L (Rep 65)***

***Sussex Wildlife Trust (Rep 25)***

**Items**

1. The site allocation boundary and the justification for the requirements of policy 5.
2. The suggested phasing.
3. Issues of flood risk in relation to this site.
4. The relationship, in terms of delivery and viability, between this site and Shoreham Airport (policy 7). [see also question 2 under Issue 6]
5. The impact of the proposed development on existing infrastructure, for example roads, schools, community facilities (including sports pitches), health services and utilities. The 'new' infrastructure required.
6. The potential impact on the setting of the WWII Trainer Drone Scheduled Monument.
7. The fall-back position if development does not come forward as anticipated.
8. Any other matters of soundness relating to Issue 5.

**Thursday 2<sup>nd</sup> February – 14.00 (finish by 17.00)**

**AGENDA**

**Issue 6 - Shoreham Airport (policy 7)**

***Participants***

***Adur District Council***

***Savills for Brighton City (Shoreham) Airport (Rep 19)***

***DMH Stallard for New Monks Farm Development Ltd (Rep 20)***

***CPRE (David Johnson) (Rep 21)***

***Nexus Planning for Albemarle (Shoreham) LLP and Longbow Investment No.3***

***S.A.R.L (Rep 65)***

**Items**

1. The site allocation boundary and the justification for the requirements of policy 7.
2. The relationship between this site and the New Monks Farm allocation in terms of delivery and viability (policy 5). [See also question 4 under Issue 5]
3. The mitigation measures required in order to retain ecological value (including their delivery).
4. The fall-back position if the development does not come forward as anticipated.
5. Any other matters of soundness relating to Issue 6.



**Tuesday 7<sup>th</sup> February – 9.30**

**AGENDA**

**Issue 7 - Countryside and Coast, including local green gaps (policies 13 and 14)**

***Participants***

***Adur District Council***

***DMH Stallard for New Monks Farm Development Ltd (Rep 20)***

***Boyer Planning for Hyde New Homes (Reps 15 and 63)***

***Thornton Architecture and Design for Cobbetts Development Ltd (Shoreham Gateway omission site) (Reps 34 and 60)***

***ECE Planning for Cobbetts Development Ltd (Rep 66)***

***Savills for Brighton and Hove City Council (Mill Hill omission site) (Rep 31)***

***Sussex Wildlife Trust (Rep 25)***

**Items**

1. The balance between meeting housing needs and protecting the setting of settlements within the District.
2. The identification of the 'countryside and coast' and 'local green gaps' (policy 14).
3. The objective of preventing the coalescence of settlements.
4. Any other matters of soundness relating to Issue 7.

**Wednesday 8<sup>th</sup> February – 9.30**

**AGENDA**

**Issue 13 - Pollution, Water Quality, Flood Risk and Drainage (policies 35 – 37)**

***Participants***

***Adur District Council***

***Adur Flood Watch (Bill Freeman) (Rep 11)***

***CPRE (David Johnson) (Rep 58)***

***Thornton Architecture and Design for Cobbetts Development Ltd (Shoreham Gateway omission site) (Reps 34 and 60)***

***ECE Planning for Cobbetts Development Ltd (Rep 66)***

***Boyer Planning for Hyde New Homes (New Salts Farm omission site) (Reps 15 & 61)***

**Items**

1. The justification for the requirements of policy 35 (Pollution and Contamination).
2. The need for air quality/noise assessments.
3. The justification for the requirements of policy 36 (Water Quality and Protection). The implications of policy 36 in terms of the viability and delivery of the Council's proposals for development, as set out in the ALP.
4. The justification for the requirements of policy 37 (Flood Risk and Sustainable Drainage) and its compliance with advice on flooding in the NPPF (e.g. paragraph 100). The implications of policy 37 in terms of the viability and delivery of the Council's proposals for development, as set out in the ALP.
5. Any other matters of soundness relating to Issue 13.

**CLOSING STATEMENT BY THE COUNCIL**

**CLOSING REMARKS BY THE INSPECTOR**