

Adur Local Plan Examination

Inspector's questions/homework and Adur District Council response.

Comments by DMH Stallard Planning on behalf of New Monks Farm Development Ltd (NMFDL).

Day 1 Issue 2

NMFDL support the revision to 'minimum' employment floorspace amounts in relation to New Monks Farm and Shoreham Airport which will help to maximise employment provision in Adur.

Day 1 Issue 6

NMFDL support the proposed revisions to Policy 4, 5 and 7 so that employment floorspace allocations are expressed as minimum figures.

Day 2 Issue 2

NMFDL support the views expressed by the HBF and consider that there is no evidential basis for requiring all new dwellings to meet enhanced accessibility standards.

Day 3 issue 1

NMFDL support the Option 3 suggestion to show the policy boundary without a defined built-up area boundary. This would allow the built-up area boundary to be fixed at planning application stage. The policy would indicate that the built development is expected to be situated within the western part of the site, with the country park to the eastern section. Such a policy would allow flexibility and aid deliverability subject to the highlighted issues of, viability, landscape impact and drainage considerations.

The Option 2 approach is also acceptable to NMFDL. In fact, although discounted by the LPA this approach is considered to be the most consistent with NPPF guidance which seek to ensure that policies provide a clear indication of how a decision maker should react to a development proposal (Para 154). It is considered that the advertising of modifications to the plan would ensure adequate consultation. Furthermore, the Council have been provided with significant justification to support the emerging masterplan in relation to landscape, drainage and viability.

Should the Inspector be minded to agree with the Council's preferred approach of Option 1, the suggested policy wording is acceptable.

Day 3 Issue 2

NMFDL accept that a significant Country Park should be provided as part of the allocation. In making all three parts of the allocation 'minimum' amounts (numbers/floorspace/area) when the overall site area is limited, results in difficulties in practice. The current masterplan falls just short of the 28ha of Country Park but more than 27ha. Whilst there is a clear need for additional housing and employment generating floorspace, there is no justification/evidence base for a 28ha Country Park in respect of required open space provision in the District, particularly given the proximity of the site to the coast and National Park.

Therefore, it is suggested that the wording in the policy should remain "... (approx. 28 hectares)."

Day 3 Issue 3

NMFDL accept the additional wording suggested.

Day 3 Issue 4

NMFDL accept the additional wording suggested.

Day 3 issue 7

NMFDL support the revision to allow a minimum of 15,000 sqm of new employment generating floorspace at Shoreham Airport. Furthermore, it is considered that the allocation boundary should be revised southwards to compensate for the loss of developable space to the west, given the proximity of the taxiway and the need to safeguard a wingspan zone.

DMH Stallard Planning