



THE ADUR LOCAL PLAN 2016 (ALP)

MAIN MODIFICATIONS

INSPECTOR'S PRELIMINARY FINDINGS

This note is without prejudice to any final Report that I may prepare but based on the evidence that I have read and heard I consider there are a number of shortcomings in the ALP, relating to soundness, which the Council should address through the agreement of Main Modifications (MMs). They all relate to issues that were discussed at the Hearings and are summarised in the table overleaf. Some MMs will result in amendments having to be made to the Policies Map/Inset Maps and these changes should be included in any consultation documents, together with any up-dates to the Sustainability Appraisal (SA) as appropriate.

During the course of the Examination, including in response to the Council's Additional Work, a number of suggestions have been made with regard to amending the supporting text. Unless they are listed below I consider such changes to be minor in nature (i.e. not required in the interests of soundness) and it will be up to the Council to decide whether or not to incorporate them in the version of the Plan to be adopted.

Following consultation on the MMs (and any up-dates to the SA) the Council should send me a copy of the submissions received and a brief response to those submissions.

David Hogger

Inspector

May 2017

MM	Policy/Paragraph of submitted Plan	Library Reference	Modification summary	Main soundness reason
MM1	Policies 2, 3, 4 and 8, Table 1 and in several parts of the supporting text	CD07/4A	Up-date document with regard to new end-date of 2032; household projections; OAN; and housing supply figures	Justified
MM2	After para 2.24	ALP/025/A	Refer to the intention of undertaking at least a partial review of the document within 5 years	Justified and consistent with national policy
MM3	After para 2.24	ALP/025/N	Include a reference regarding where the housing trajectory can be found	Justified and effective
MM4	Policy 4	ALP/025/F	Clarification of employment floorspace figures by reference to 'minimum'	Positively prepared and justified
MM5	Policy 4	ALP/025/G	Delete reference to 'provision of new ...'	Justified
MM6	Policy 5	CD07/4A	Clarification regarding roundabout provision on the A27	Justified
MM7	Policy 5	ALP/025/P	Clarification regarding eastern boundary, stipulating that any amendment to the proposed boundary must be fully justified	Justified
MM8	Policy 5	ALP/025/F ALP/025/P	Refer to 'minimum' number of dwellings and employment floorspace	Positively prepared and justified
MM9	Policy 5	ALP/025/Q-T	Refer to minimum hectareage of 28ha for Country Park	Justified
MM10	Policy 5	ALP/025/Q-T	Refer to drainage requirements	Justified
MM11	Policy 5	ALP/025/Q-T	Require up-to-date	Justified

			ecological data	
MM12	Policy 6	CD07/4A	Refer to road improvements at A27/Dankton Lane junction	Justified
MM13	Policy 6	ALP/025/L	Refer to 'minimum' number of dwellings	Positively prepared and justified
MM14	Policy 6	ALP/025/M	Refer to seeking an extension of the SNIC	Justified
MM15	Policy 6	ALP/025/M	Require up-to-date ecological data	Justified
MM16	Policy 6	CD07/4A	Refer to contributions through CIL	Justified
MM17	Policy 7	ALP/025/Q-T	Require up-to-date ecological data	Justified
MM18	Policy 7	CD07/4A	Clarification regarding the securing of infrastructure requirements	Justified
MM19	Policy 7 and supporting text	ALP/025/F	Refer to 'minimum' employment floorspace	Positively prepared and justified
MM20	Policy 7	ALP/025/V	Provide clarification regarding any deviation to the route of the proposed boundary	Justified
MM21	Policy 8 and supporting text	CD07/4A	Clarification of text and policy regarding delivery of Shoreham Harbour regeneration. Include reference to Western Harbour Arm for accuracy	Justified
MM22	Policy 8	ALP/025/F	Refer to 'minimum' employment floorspace	Positively prepared and justified
MM23	Paragraphs 3.1, 4.66a etc.	CD07/4A	Clarification regarding D1 uses	Justified
MM24	Policy 9	CD07/4A	Clarification regarding D1 uses	Justified
MM25	Policy 11 and para 3.13	CD07/4A	Clarification regarding D1 uses	Justified
MM26	Policy 12 and para 3.34	CD07/4A	Clarification regarding D1 uses	Justified
MM27	Policy 13	ALP/025/E	Amend policy on	Justified

			countryside and coast, specifically referring to 'setting'	
MM28	Policy 14	ALP/025/E	Amend green gaps boundary to include only land essential to prevent the coalescence of settlements. Amend policy wording and Policies Map accordingly. Those areas of land to be removed from the local gap designation will remain outside the settlement boundary	Justified
MM29	Paragraph 4.29	CD07/4A	Clarify mix of housing being sought	Justified
MM30	Paragraph 4.40A	CD07/4A	Refer to 10% adjustment	Justified
MM31	Paragraph 4.40C	CD07/4A	Up-date regarding dwelling size and need	Justified
MM32	Policy 21 and paragraph 4.30	ALP/025/J	Clarification regarding meeting building regulation standards	Justified
MM33	Policy 21	ALP/025/K	Clarification regarding Space Standards	Justified
MM34	Policy 22	ALP/025/O	AH : provide consistency with Written Ministerial Statement (28.11.14) by amending policy 22 and deleting paragraph 4.44	Justified
MM35	Paragraph 4.66a	CD07/4A	Insert new paragraph regarding support for appropriate D1 uses in town centres	Justified
MM36	Policy 33	CD07/4A	Clarification regarding land not required to meet an open space shortfall	Justified

MM37	Policy 35	ALP/025/BBC C	Clarification regarding pollution that cannot be mitigated	Justified
MM38	Policies 5-9, 11-14, 26 and 28	ALP/025/H	Make cross-references to the Policies Map	Justified