

SUBMISSION ADUR LOCAL PLAN 2016: INSPECTOR'S MAIN MODIFICATIONS

Revised 22nd June 2017

INSPECTOR'S MAIN MODIFICATIONS TO SUBMISSION ADUR LOCAL PLAN 2016

The schedule below sets out Main Modifications proposed to the Submission Adur Local Plan 2016.

Deleted text shown as ~~struck through~~ and additional text **shown in bold and underlined**. In all cases the reason for the change is stated.

Please also note that Minor Modifications will also be published. 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. The Minor Modifications have been published for information purposes and do not form part of the consultation.

PLEASE NOTE: ERRATUM

It has come to our attention that the Main Modifications as originally published, contained an error, as follows:

Paragraph 2.86 (Main Modification 21) originally referred to 10,000sqm employment generating floorspace at Shoreham Harbour Western Harbour Arm; it should have read 12,000sqm – please see below:

Originally written:

MM21	Page 48	Paragraph 2.86	...The JAAP will contain detailed proposals as to how the area could be develop up to 2031 <u>2032</u> . Approximately <u>A minimum of</u> 1,100 new dwellings (in the Western Harbour Arm) and <u>a minimum of</u> 16,000 sqm of employment generating uses 10,000sqm in the Western Harbour Arm and 4,000sqm in Southwick Waterfront) are promoted within the Shoreham Harbour Regeneration Area with in Adur District during the plan period to 2031 <u>2032</u> .
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This revised version of the Main Modifications amends this as follows:

MM21	Page 48	Paragraph 2.86	...The JAAP will contain detailed proposals as to how the area could be develop up to 2031 <u>2032</u> . Approximately <u>A minimum of</u> 1,100 new dwellings (in the Western Harbour Arm) and <u>a minimum of</u> 16,000 sqm of employment generating uses 12,000sqm in the Western Harbour Arm and 4,000sqm in Southwick Waterfront) are promoted within the Shoreham Harbour Regeneration Area with in Adur District during the plan period to 2031 <u>2032</u> .
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Ref	Page	Policy/Paragraph	Main Modification
MM1	13	Objective 1	To deliver a minimum of 3718 3609 dwellings up to 2031 <u>2</u>
	19	Policy 2	Up to 2031 <u>2</u>
	19	Heading	HOUSING PROVISION 2011-2031<u>2</u>
	20	Paragraph 2.13	The most up-to-date work on OAN, and that which is used in this Local Plan, is the Objectively Assessed Need for Housing: Adur District 2015 study <u>Objectively Assessed Housing Need Update 2016</u>
	20	Paragraph 2.14	This 2015 <u>2016</u> study uses an updated set of demographic projections, taking account of information including 2012 <u>2014</u> -based Sub-National Population Projections (March 2014 <u>May 2016</u>) and the 2012 based Household Projections (February 2015 <u>July 2016</u>). It also takes account of the Government's Planning Practice Guidance published in 2014. This study supersedes all previous Objectively Assessed Need Assessments.
	20	Paragraph 2.16	In terms of Adur's Objectively Assessed Needs the study recommends the delivery of 291 <u>325</u> dwellings per annum 6,825 5820 dwellings over the Plan period). This represents 'demand' for new housing.
	20	Paragraph 2.16A	The OAN <u>2016</u> assessment of housing need suggests that for C2 uses such as residential care and nursing homes there is a potential need for 29 <u>38</u> bedspaces over the plan period 2011-2031 <u>2</u> which equates to 1-2 per annum.
20	Paragraph 2.17	It indicates that, on brownfield sites, 254 291 -(net) dwellings could be delivered.....	

21	Paragraph 2.18	<p>...as follows:</p> <ul style="list-style-type: none"> • <i>Dwellings completed since 1 April 2011....</i> A total of 559 528 net new homes have been completed between 1st April 2011 and 31st March 2016 2015. • <i>Number of dwellings identified through existing planning permissions (commitments)....</i> A total of 439 326 (net) additional homes will be provided through existing planning consents. 				
21	Paragraph 2.19	<p>...in order to avoid double counting the remaining 970 (rounded) 968 dwellings....</p>				
22	Paragraph 2.20	<p>this clearly indicates that, when measured against Adur's Objectively Assessed Needs figure of 5820 6,825 dwellings over the Plan period, the amount of residential development that can be delivered on brownfield sites results in a considerable shortfall of 4,296 3291 dwellings. By assessing these various sources of housing supply, Table 1 below demonstrates that 2638 2529 dwellings can be..... This clearly indicates that, when measured against Adur's Objectively Assessed Needs figure of 5820 6,825 dwellings over the Plan period, the amount of residential development that can be delivered on brownfield sites results in a considerable shortfall of 4187 4,296 3291.</p>				
22	Paragraph 2.22	<p>Taking these greenfield sites into account the Plan can deliver 3609 dwellings (172 180 dpa), leaving a shortfall of 2211 3,216 dwellings.—Taking these greenfield sites into account the Plan can deliver 3718 3609 dwellings (177 dpa 172 180 dpa), leaving a shortfall of 3107 3216 dwellings.</p> <p>Table 1 - Housing supply over the Local Plan period 2011-203 12</p> <table border="1" data-bbox="999 1254 1695 1370"> <thead> <tr> <th data-bbox="999 1254 1406 1321">Sources of Housing Supply</th> <th data-bbox="1406 1254 1695 1321">Number of dwellings</th> </tr> </thead> <tbody> <tr> <td data-bbox="999 1321 1406 1370">Dwellings completed (net 2011-</td> <td data-bbox="1406 1321 1695 1370">559-528</td> </tr> </tbody> </table>	Sources of Housing Supply	Number of dwellings	Dwellings completed (net 2011-	559-528
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22	Paragraph 2.23	Consequently the Local Plan is not able to meet the full objectively assessed housing needs figure of 5820 6825 dwellings.										
23	Policy 3	<p>Policy 3: Housing Provision</p> <p>Over the period 2011-20312 a minimum of 3718 3609 dwellings will be developed in Adur, as follows:</p> <ul style="list-style-type: none"> • 1538 1429 within the built up area of Adur 										
23	Paragraph 2.24	The figures in Policy 3 above equate to an annual average of 177 172 180 dwellings per year over the 20 1 year plan period.										

	91	Paragraph 4.27	... The Objectively Assessed Need (OAN) for Housing: Adur District (2015) report <u>together with the Objectively Assessed Housing Need Update 2016 (which uses the rebased 2014 Sub-National Population and Household Projections)</u> builds on this work...
MM2	23	New paragraph after 2.24	<u>The Adur Local Plan will be reviewed or partially reviewed within 5 years.</u>
MM3	23	New paragraph after 2.24	<u>The National Planning Policy Framework requires local authorities to prepare a housing trajectory to illustrate the expected rate of delivery for the Plan period. The Adur housing trajectory that accompanies this Local Plan can be found in the Council's Annual Monitoring Report 2016. It is based on the housing monitoring position at 1st April 2016 (completions and commitments) and the Strategic Housing Land Availability Update at 31st October 2016. The trajectory will be monitored and updated on an annual basis through the Annual Monitoring Report published on the Council's website.</u> New footnote: https://www.adur-worthing.gov.uk/adur-ldf/annual-monitoring-report/
MM4	29	Policy 4	To facilitate regeneration and ensure a sustainable economy, a total <u>minimum</u> of approximately 41,000 square metres of land will be allocated for appropriate employment generating uses in Adur up to 2031<u>2</u> at the following locations: <ul style="list-style-type: none"> • Shoreham Airport (approximately <u>a minimum of 15,000 sqm</u>) • New Monks Farm (approximately <u>a minimum of 10,000sqm</u>) • Shoreham Harbour Regeneration Area (approximately <u>a minimum of 16,000 sqm within Adur</u>)
MM5	29	Policy 4	In addition to the above provision, additional employment floorspace will also be achieved through redevelopment, intensification, <u>and</u> change of use to

			employment, and provision of new employment sites
MM6	34	Policy 5	The Withy Patch Gypsy and Travellers site should be relocated, <u>to allow for the delivery of the new roundabout access onto the A27, and increased in size.</u> The new site should be built at a higher level to reduce flood risk and to take the site out of Flood Zone 3. This will enable the provision of additional pitches in the future to meet identified needs.
MM7	34	Policy 5	<u>The eastern boundary of the Built Up Area at New Monks Farm as shown on the Policies Map is indicative. The final boundary will be determined at the planning application stage, having regard to landscape, drainage and viability considerations. However, any amendments to the boundary currently shown on the Policies Map must be based on a clear and convincing justification.</u>
MM8	33	Policy 5	<p><u>A minimum of 600 homes, 30% of which are to be affordable, providing a mix of types and tenures in accordance with identified needs.</u></p> <ul style="list-style-type: none"> • ... • ...Approximately <u>A minimum of 10,000sqm of appropriate employment generating floorspace.</u>
MM9	34	Policy 5	<ul style="list-style-type: none"> • A Country Park and informal recreation (approx. <u>a minimum of 28 hectares</u>).
MM10	34	Policy 5 ●	Developers will need to work with Adur District Council, West Sussex County Council and the Environment Agency to ensure that tidal and fluvial flooding as well as surface water and groundwater flooding are adequately mitigated without worsening flood risk elsewhere. A Flood Risk Assessment (FRA) will be required at the planning application stage. The FRA must take account of and seek to facilitate relevant recommendations of the Lancing Surface Water Management Plan <u>and must also set out a strategy for the long term management and maintenance of drainage on the site.</u>
MM11	34	Policy 5	...A site wide landscape and ecological management plan <u>that is informed by</u>

			up to date ecological information to be produced and implemented to the satisfaction of the local planning authority to ensure the long-term maintenance of retained and newly created on-site habitats.
MM12	39	Policy 6	...A27 Sompting Bypass/ Upper Brighton Road (Lyons Farm junction), A27/ Dankton Lane junction, and enhancement of the traffic calming scheme in West Street.
MM13	39	Policy 6	Approximately A minimum of 480 dwellings at West Sompting.....
MM14	40	Policy 6	The development must safeguard, and enhance, and seek the extension of the Cokeham Brooks Site of Nature Conservation Importance”...
MM15	40	Policy 6 ●	A site wide landscape and ecological management plan that is informed by up to date ecological information to be produced and implemented to the satisfaction of the local planning authority to ensure the long-term maintenance of retained and newly created on-site habitats.
MM16	41	Policy 6 ●	<p>.....Appropriate mitigation of any issues raised through these assessments is to be secured.</p> <p>...The elements identified above, and any other infrastructure requirements are to be secured through CIL/ s106/planning conditions as appropriate.</p> <ul style="list-style-type: none"> ● The developmentand upsizing purposes. <p>All elements are to be secured through s106/planning conditions. The elements identified above, and any other infrastructure requirements are to be secured through CIL/ s106/planning conditions as appropriate.</p>
MM17	46	Policy 7	<ul style="list-style-type: none"> ● A site wide landscape and ecological management plan that is informed by up to date ecological information to be drawn up and

			implemented <u>to the satisfaction of the local planning authority</u> to ensure the long-term maintenance of retained and newly created on-site habitats.
MM18	47	Policy 7	Infrastructure requirements are to be addressed through s106/ <u>CIL</u> /planning conditions as appropriate.
MM19	43	Paragraph 2.76	On the basis of recent landscape and capacity work.....the Council considers there is potential to provide approximately <u>a minimum of 15.000</u> sqm of employment generating floorspace in the north east corner of the airport without significant impacts on the open character of the area between shoreham and Lancing and key views to and from the South downs National Park, as well as Airport operations.....
	44	Paragraph 2.80	... this change will facilitate the allocation of approximately <u>a minimum of 15,000sqm</u> of employment floorspace at Shoreham Airport to be constructed.....
	45	Policy 7	Approximately <u>A minimum of 15,000 sqm</u> of new employment generating floorspace (both aviation and non-aviation related), including a mix of B1 (business), B2 (general industry) and B8 (storage)/hangar uses, will be provided on the north-eastern side of the Airport (<u>as shown on the Policies Map</u>
MM20	45	Policy 7	Approximately <u>A minimum of 15,000 sqm</u> of new employment generating floorspace (both aviation and non-aviation related), including a mix of B1 (business), B2 (general industry) and B8 (storage)/hangar uses, will be provided on the north-eastern side of the Airport (<u>as shown on the Policies Map</u>). <u>Any deviation from the boundary shown on the Policies Map must be based on a clear and convincing landscape and viability justification through the planning application process.</u>
MM21	48	Paragraph 2.86	...The JAAP will contain detailed proposals as to how the area could be develop up to 2031-2032. Approximately <u>A minimum of 1,100 new dwellings</u> (<u>in the</u>

			<p><u>Western Harbour Arm) and a minimum of 16,000 sqm of employment generating uses (12,000sqm in the Western Harbour Arm and 4,000sqm in Southwick Waterfront) are promoted within the Shoreham Harbour Regeneration Area within Adur District during the plan period to 20312.</u></p>
	55	Policy 8	<p><u>Shoreham Harbour Regeneration Area is identified as a broad location for change within this Local Plan. This policy identifies the regeneration proposals for the Shoreham Harbour Regeneration Area that will be delivered over the plan period. Adur District Council will work in partnership with Brighton & Hove City Council, West Sussex County Council and Shoreham Port Authority to support the regeneration of the area.</u></p>
	55	Policy 8	<p>The District Council will work with Brighton & Hove City Council, West Sussex County Council, Shoreham Port Authority and other key partners to support the long term regeneration of Shoreham Harbour and immediately surrounding areas.</p>
	55	Policy 8	<p>A Joint Area Action Plan is currently being prepared which will contain a harbour wide spatial strategy, area wide policies and proposals and priorities for individual character areas. The plan will be underpinned by a delivery strategy to address a range of issues, including the provision of infrastructure.</p> <p><u>The regeneration partnership will prepare a Joint Area Action Plan (JAAP) for the regeneration area. The plan will be jointly adopted by Adur, Brighton & Hove and West Sussex County Councils.</u></p> <p><u>The JAAP will include a spatial strategy, area-wide policies, and specific proposals for individual character areas within the regeneration area. The plan will be underpinned by a delivery strategy to address a range of issues, including the provision of infrastructure.</u></p> <p>As part of the process of preparing the Joint Area Action Plan, development briefs have been adopted for key areas of change within the harbour, setting</p>

			<p>out guiding principles for development. Developments will be encouraged that are consistent with the Vision and Strategic Objectives as set out in the emerging JAAP and the guiding principles within the adopted development briefs. The Council will encourage developments that are consistent with the vision, strategic objectives and area priorities in the JAAP.</p> <p>The Council will facilitate the delivery of a minimum of 1100 new dwellings and a minimum of 16,000 sqm of employment generating uses (including B1 uses) within that part of the Shoreham Harbour Regeneration Area Western Harbour Arm within Adur District during the plan period to 20312 (as shown on the Policies Map).</p>
MM22	55	Policy 8	<p>...A total of approximately minimum of 16,000 sqm of employment generating uses (including B1 uses) will also be provided up to 20312.</p>
MM23	61	Paragraph 3.1	<p>...More detail regarding appropriate uses in Lancing town centre is set out in the policy below. These are viewed as positive planning actions to maintain and enhance a healthy and vibrant village centre. <u>The policy also allows for appropriate D1 uses in certain circumstances in the primary and secondary frontages of Lancing town centre in addition to A class uses. Please see paragraph 4.66a in Part 4 of the Plan for more information on appropriate D1 uses.</u></p>
	108	Paragraph 4.66a	<p><u>It is considered that due to the changing role of town centres as a result primarily of the growth in online shopping, there is a need for high streets to offer something that the internet cannot. Therefore, in addition to A3 and A4 uses, the place based policies in Part 3 of this Plan also allow for appropriate D1 uses in the primary and secondary frontages. In this case, appropriate D1 uses are those that contribute positively to the vitality and viability of a centre, generating footfall throughout the day and retaining a shopfront. Such uses would normally include those in the health and beauty sector.</u></p>

MM24	62/63	Policy 9	<p>Within the primary frontages of blocks 1, 2 (excluding Queensway Shopping Precinct) and 3, the following uses will be acceptable at ground floor level, subject to compliance with other relevant policies:</p> <ul style="list-style-type: none"> ● A1 (shops) ● A3 (food and drink), A4 (drinking establishments) and <u>appropriate D1 (non-residential institutions) uses</u> where there is a long term vacancy (normally a minimum of 1 year) and reasonable attempts have been made to sell or let the premises for A1 use. <p>Any other uses will be resisted.</p> <p>Within the primary frontage of Queensway Shopping Precinct, the following uses will be acceptable at ground floor level, subject to compliance with other relevant policies:</p> <ul style="list-style-type: none"> ● A1 (shops) ● A2 (financial and professional services), A3 (food and drink), A4 (drinking establishments), A5 (hot food takeaways) and <u>appropriate D1 (non-residential institutions) uses</u> where there is a long term vacancy (normally a minimum of 1 year) and reasonable attempts have been made to sell or let the premises for A1 use.
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MM25	65	Paragraph 3.13	<p>Shoreham town centre is relatively healthy and provides a different and complementary retail offer distinct from the larger shopping centres in the area (Brighton and Worthing). Its day-to-day shopping function should be protected, and its niche shopping role maintained and developed to serve the needs of residents and visitors, including the needs arising from new homes and businesses proposed in the area. <u>The policy below allows for A class uses as well appropriate D1 uses in certain circumstances in the primary and secondary frontages in Shoreham town centre. Please see paragraph 4.66a in Part 4 of the Plan for more information on appropriate D1 uses.</u></p>
	68	Policy 11	<p>Within the primary frontages of blocks 2, 3, 5 and 6 the following uses will be acceptable at ground floor level, subject to compliance with other relevant policies:</p> <ul style="list-style-type: none"> ● A1 (shops) ● A3 (food and drink) <u>and appropriate D1 (non-residential institutions) uses</u> where there is a long term vacancy (normally a minimum of 1 year) and reasonable attempts have been made to sell or let the premises for A1 use. <p>Any other uses will be resisted.</p> <p>Within the primary frontage of block 4, the following uses will be acceptable at ground floor level, subject to compliance with other relevant policies:</p> <ul style="list-style-type: none"> ● A1 (shops) and A3 (food and drink). ● <u>Appropriate D1 (non-residential institutions) uses where there is a long term vacancy (normally a minimum of 1 year) and reasonable attempts have been made to sell or let the premises for A1 or A3 use.</u> <p>Any other uses will be resisted.</p> <p>Within the secondary frontages of blocks 1, 7 and 8, the following uses will be</p>

			<p>acceptable at ground floor level, subject to other relevant policies: A1 (shops), A2 (financial and professional services), A3 (food and drink), A4 (drinking establishments), and A5 (hot food takeaways) and appropriate D1 (non-residential institutions) uses.</p>
MM26	72	Paragraph 3.34	<p>Southwick Square is owned by Adur District Council and performs well as a shopping centre meeting local day-to-day needs. The Adur Retail Study Update (2013) recommends that every opportunity should be taken to sustain and enhance its important shopping function and to improve its existing environment and townscape quality. The centre also provides other services for the community including a library, health centre and a community centre. <u>The policy below allows for A class uses as well as appropriate D1 uses within Southwick Square. Please see paragraph 4.66a in Part 4 of the Plan for more information on appropriate D1 uses.</u></p>
	73	Policy 12	<p>Within the primary frontage of Southwick town centre, (as shown on the Policies Map), A1 (shop) uses will be supported. A2 (financial and professional services), A3 (food and drink), A4 (drinking establishments), and A5 (hot food takeaways) and appropriate D1 (non-residential institutions) uses will also be permitted where they would not have an adverse impact on the vitality and viability of the town centre.</p>
MM27	78	Policy 13	<p>...The landscape character of Adur and other areas of countryside, the coast, river, and settlement pattern will be protected and where possible enhanced.</p>

			Any development or activities within the countryside must respect and where appropriate reinforce the <u>setting</u> , distinctiveness and sense of place of the above areas, taking into account the various elements which contribute to their distinctiveness such as geology and landform, biodiversity, scenic quality, strategic views, tree cover, settlement patterns, heritage and local vernacular, and land use. The setting of the South Downs National Park must <u>also</u> be respected.
MM28	79	Policy 14 Policies Map:	Local Green Gaps between the settlements of Lancing/ Sompting–Worthing, and Lancing Shoreham-by-Sea, <u>(as shown on the Policies Map)</u> , will be protected in order to retain the separate identities and character <u>avoid coalescence</u> of these settlements. Within these areas any development permitted must be consistent with other policies of this plan, and must not (individually or cumulatively) lead to the coalescence of settlements. SEE MAPS AT THE END OF THIS DOCUMENT
MM29	92	Paragraph 4.29	The findings from the OAN reports suggest that for market housing the demand for different..... ... However, at a district wide level, within the Local Plan area future delivery of market housing should reflect the following mix: <ul style="list-style-type: none"> ● 1-bed properties: <u>5</u>-10% ● 2-bed properties: 40-45% ● 3-bed properties: 40-45% 35% ● 4-bed properties: <u>5</u>-10%
MM30	95	Paragraph 4.40A	Average wages in Adur are low and an estimated 83% of households with a current need are unlikely to have sufficient income to afford market housing. <u>The scale of affordable housing need is substantial and whilst it is unrealistic that this need will be met in full, an upward adjustment of 10% to</u>

			<p><u>demographic projections has been taken account of within the objectively assessed need figure, in order to boost the delivery of both market and affordable housing and improve affordability.</u> The evidence indicates that, whilst there is a shortfall in the need for and supply of affordable housing, it does not necessitate an increase in the overall housing supply. However, a higher level of overall housing delivery would help improve affordability for younger households and so over the Plan period an increase of 10 homes per annum is considered appropriate</p>															
MM31	95	Paragraph 4.40C	<p>Smaller properties are in greatest demand, although letting requirements on 4+bed properties are more critical, as there is minimal turnover on these larger homes. At a district-wide level, the OAN report recommends the following mix of affordable housing:</p> <ul style="list-style-type: none"> ● 1 bed dwellings 20-25% ● 2 bed dwellings 30-35% ● 3 bed dwellings 30-35% ● 4 bed dwellings 10-15% <p><u>In terms of need for different sizes of dwellings, evidence clearly indicates that the need for social/ rented dwellings is focused towards smaller dwellings but with an overall profile whereby the greatest need is for two and three bed dwellings:</u></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th><u>1 bedroom</u></th> <th><u>2 bedrooms</u></th> <th><u>3 bedrooms</u></th> <th><u>4 bedrooms</u></th> </tr> </thead> <tbody> <tr> <td><u>Intermediate homes</u></td> <td><u>15-20%</u></td> <td><u>50-55%</u></td> <td><u>25-30%</u></td> <td><u>0-5%</u></td> </tr> <tr> <td><u>Social/Affordable Rent</u></td> <td><u>30%</u></td> <td><u>40%</u></td> <td><u>25%</u></td> <td><u>5%</u></td> </tr> </tbody> </table>		<u>1 bedroom</u>	<u>2 bedrooms</u>	<u>3 bedrooms</u>	<u>4 bedrooms</u>	<u>Intermediate homes</u>	<u>15-20%</u>	<u>50-55%</u>	<u>25-30%</u>	<u>0-5%</u>	<u>Social/Affordable Rent</u>	<u>30%</u>	<u>40%</u>	<u>25%</u>	<u>5%</u>
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MM32	92	Paragraph 4.30	<p>...It is recognised that the number of elderly households and other sectors of the</p>															

	94	<p>Policy 21</p> <p>Footnote to paragraph 4.30</p>	<p>community are likely to have a need for homes designed to meet their changing needs and to enable them to remain living independently at home for longer.</p> <p><u>The Government has introduced new optional higher Building Regulation Standards M4(2) Category 2: Accessible and Adaptable dwellings and M4(3) Category 3: Wheelchair user dwellings in new residential dwellings where a local planning authority has a policy in place and evidence that a higher level of accessibility is viable and necessary to meet current and future needs. The Council has produced a Whole Plan Viability Assessment which has incorporated costs of building all new homes to the higher optional Building Regulations Standard M4(2) Accessible and Adaptable Dwellings and this has been found to be achievable. However, in some new developments it may not be practical or feasible to incorporate step free access to dwellings because of the need to address flood risk issues and this will be taken into consideration when determining planning applications.</u> The Council will therefore encourage all new homes to be built to the higher optional Building Regulations Standard M4(2) Accessible and Adaptable Dwellings and will apply it as a planning condition to development where viability is not compromised.</p> <p><u>The Council will expect all new build dwellings relevant applications to meet the optional higher Building Regulations Standard M4(2) for Accessible and Adaptable dwellings where feasible and viable, and to meet national minimum space standards in all new dwellings across all tenures.</u></p> <p><u>The requirement to provide affordable dwellings constructed to building regulations Standard M4(3) Category 3: wheelchair accessible standards will be dependent on identified need at the time a planning application is submitted and the suitability of the site.</u></p> <p><u>Adur District Council Whole Plan & Community Infrastructure Levy Viability Assessment 2017; Nationwide CIL Service</u></p>
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MM33	94	Policy 21	<p><u>New residential development (including through conversions and changes of use) should.....</u></p> <p>The Council will expect relevant applications, and to meet minimum national minimum space standards in all new dwellings across all tenures.</p> <p><u>New dwellings across all tenures will be expected to meet the minimum nationally described space standards unless it can be demonstrated that, in terms of dwellings created through conversion or subdivision, there are exceptional reasons why some or all of these requirements cannot be met.</u></p> <p>...Proposals will be expected to comply with the criteria contained in the council's adopted Development Control Standard "Flat conversions" (as amended or superseded by other Council guidance in force at that time an application is considered) or any other appropriate national standard.</p>
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MM34	96	Paragraph 4.44	Local Planning Authorities are now able to set their own threshold above which affordable housing should be sought. Historically, the majority of sites that come forward in Adur accommodate less than 15 dwellings. Evidence indicates that the size of site (in terms of numbers of dwellings) can be lower than the current threshold of 15 dwellings without adversely affecting viability. This means that affordable housing can be provided in smaller developments than is currently the case.
	97	Policy 22	<p>New residential development will be expected to make provision for a mix of affordable housing, including social rented, affordable rented and intermediate housing according to the following site size thresholds:</p> <p>On sites of 1-5 dwellings (gross) 10% affordable housing will be sought via a financial contribution.</p> <p>On sites of 6-14 dwellings (gross) 20% affordable housing will be sought.</p> <p>On sites of 15 (gross) dwellings or more 30% affordable housing will be sought</p> <p><u>On development sites of 11 dwellings or more (gross) a target of 30% affordable housing, including social rented, affordable rented and intermediate housing will be sought.</u></p> <p>The preferred mix of tenure ...</p> <p>On individual sites....</p> <p>Where developers....</p> <p>On sites of 6 or more dwellings, in <u>In exceptional circumstances only, if a site meets....</u></p>
MM35	108	New Paragraph after 4.66 (4.66A)	<u>It is considered that due to the changing role of town centres as a result primarily of the growth in online shopping, there is a need for high streets to</u>

			<p><u>offer something that the internet cannot. Therefore, in addition to A3 and A4 uses, the place based policies in Part 3 of this Plan also allow for appropriate D1 uses in the primary and secondary frontages. In this case, appropriate D1 uses are those that contribute positively to the vitality and viability of a centre, generating footfall throughout the day and retaining a shopfront. Such uses would normally include those in the health and beauty sector.</u></p>
MM36	121	Policy 33	<p>The loss of existing open space, or sports and recreation buildings/facilities will be resisted unless:</p> <ul style="list-style-type: none"> i. The development is for alternative sports and recreational provision, the need for which clearly outweighs the loss; or ii. An assessment has been undertaken which clearly shows the open space, buildings or land to be surplus to requirements <u>and not required to meet any other shortfalls in open space types; or</u> iii. and is not required to meet any other shortfalls in open space types; or iv. iii. The loss resulting from the proposed development would be replaced by equivalent or improved provision in terms of quantity and quality in a suitable location.
MM37	125	Policy 35	<p>Mitigation measures will need to be implemented for developments that could increase levels of pollution or have a negative impact on drinking water supplies in Adur. Where <u>there are significant increased levels of increased pollution that cannot be mitigated,</u> development will be resisted <u>refused.</u></p>

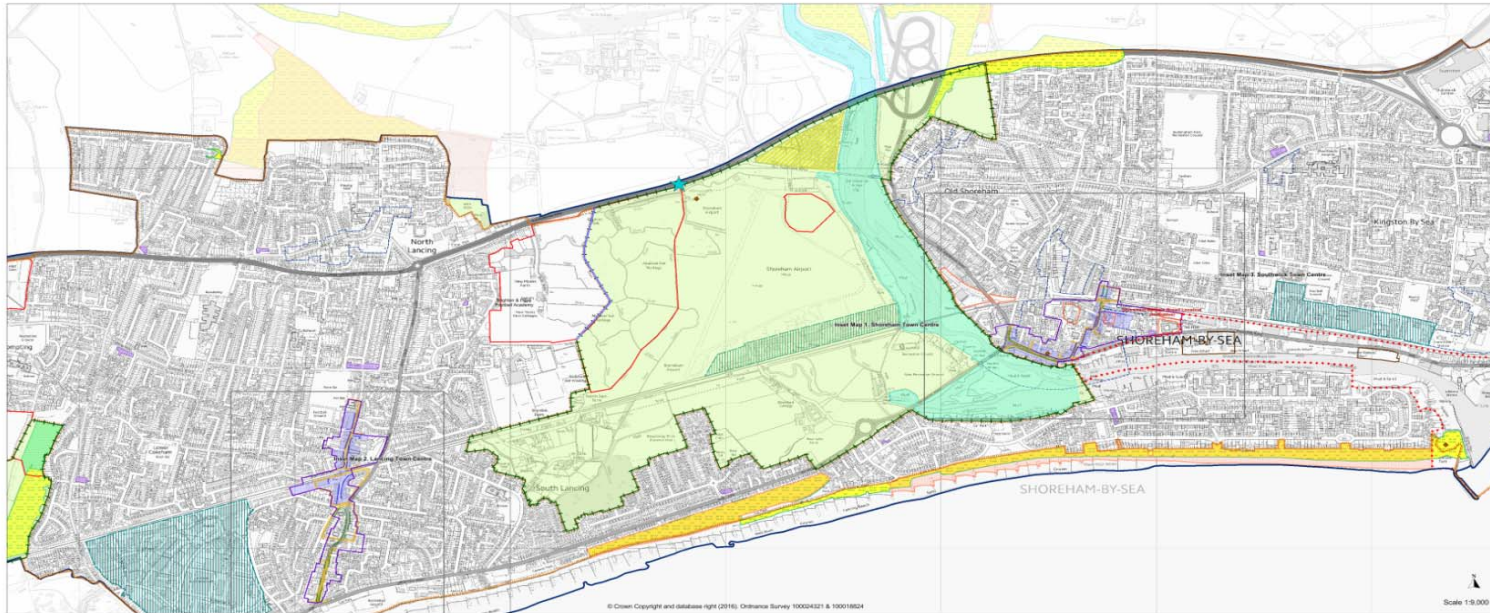
MM38	33	Policy 5	Land at New Monks Farm (within the area shown on Map 2) <u>(as shown on the Policies Map)</u>
	37	Policy 6	...north of the existing Cokeham Brooks SNCI <u>(as shown on the Policies Map)</u>
	45	Policy 7	Approximately 15,000 sqm of new employment generating floorspace <u>(as shown on the Policies Map)</u> ...
	46	Policy 7	<u>Within the existing developed area located at the southern end of the Airport (as shown on the Policies Map), airside....</u>
	55	Policy 8	Shoreham Harbour Regeneration Area <u>(as shown on the Policies Map)</u> is identified....
	62	Policy 9	Development within the primary and secondary frontages of Lancing village centre <u>(as shown on the Policies Map)</u> will need.....
	63	Policy 9	Lancing Business Park <u>(as shown on the Policies Map)</u>
	68	Policy 11	The <u>following</u> town centre and edge of centre sites <u>(as shown on the Policies Map)</u> identified below will...
	69	Policy 11	Development within the primary and secondary frontages of Shoreham town centre <u>(as shown on the Policies Map)</u> will need.....
	69	Policy 11	Dolphin Road Business Park <u>(as shown on the Policies Map)</u> ..
73	Policy 12	Within the primary frontage of Southwick town centre <u>(as shown on the Policies Map)</u> , A1.....	
77	Policy 13	Outside of the Built Up Area Boundary <u>(as shown on the Policies Map)</u> , development....	

	79	Policy 14	Local Green Gaps between the settlements of Lancing/ Sompting–Worthing, and Lancing Shoreham-by-Sea, <u>(as shown on the Policies Map)</u>, ...
	103	Policy 26	Where planning permission is required, proposed conversions to uses other than employment (B1, B2 and B8 of the Use Classes Order) in the following employment sites <u>(as shown on the Policies Map)</u> will be...
	109	Policy 28	Within the defined town centre boundaries of Shoreham-by-Sea, Southwick and Lancing <u>(as shown on the Policies Map)</u>, town centre uses.....

MM28: Revised Policies Map, showing amended Local Green Gap Boundary

Proposed Submission Adur Local Plan Policies Map (2016)

Adur Local Plan Policies Map 2016

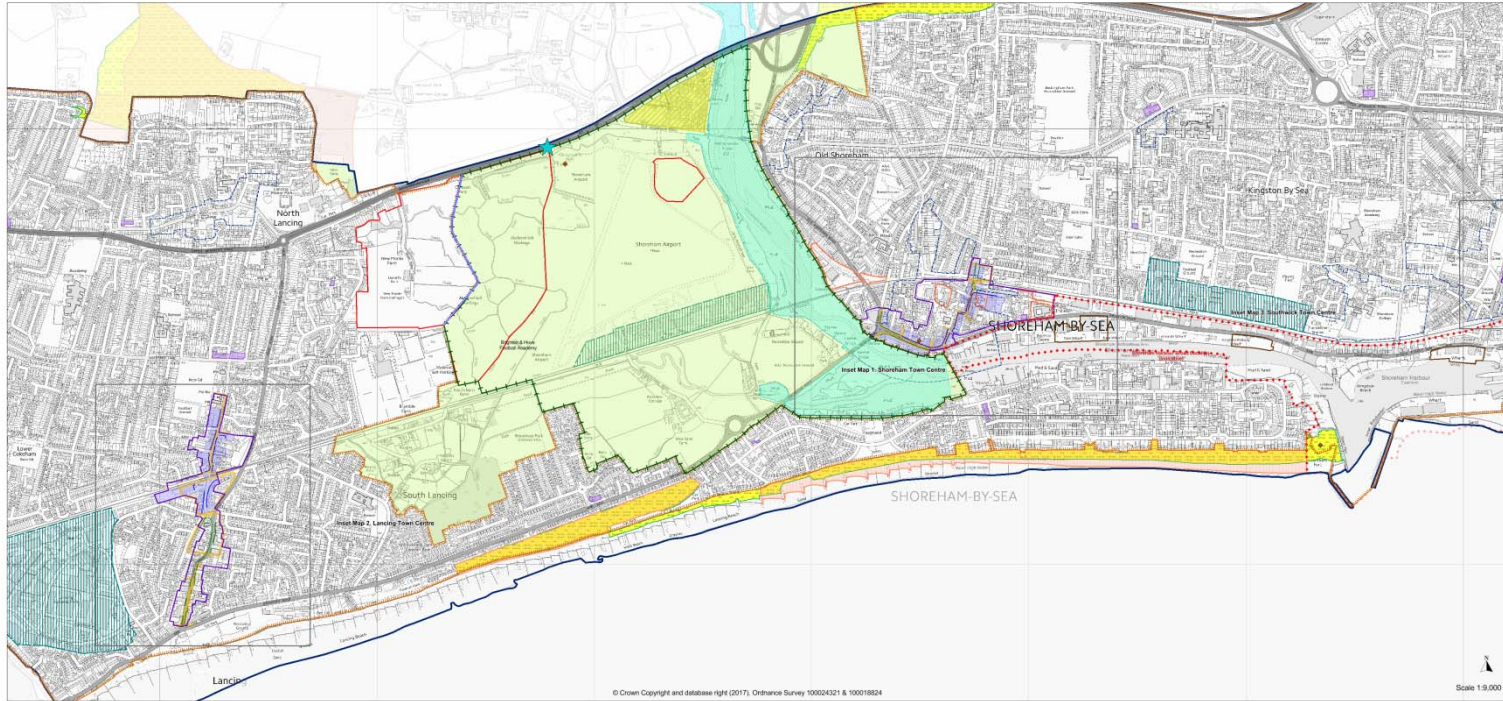


Key

Adur Local Plan Area	Site of Nature Conservation Importance (SNCI) - Policy 32	Town Centre Boundaries - Policy 28
Built Up Area (BUA) - Policy 2	Local Nature Reserve (LNR) - Policy 6	Primary Shopping Area - Policy 28
Indicative Built Up Area Boundary	Proposed Extension to SNCI - Policy 6	Primary Retail Frontages - Policies 9, 11, 12, 28
Strategic Site Allocations - Policies 5, 6, 7	Local Green Gap - Policy 14	Secondary Retail Frontages - Policies 9, 11, 28
Proposed Development Sites (as per edge of Shoreham Town Centres) - Policy 11	Conservation Area - Policy 15	Local Shopping Parades - Policy 28
Protected Employment Sites - Policy 26	Riverside Boundary - Policies 4, 13	Town Centre Blocks (Humbered) - Policies 9, 11
Eastbrook Development Opportunities - Policy 12	Designated Wharves (as per WSOC Minaruk Local Plan, 2003)	Scheduled Ancient Monuments
Shoreham Harbour Broad Location - Policy 8	Conservation Areas - Policies 17, 18	Proposed Roundabout (Indicative) - Policies 6, 7
Site of Special Scientific Interest (SSSI) - Policy 32		

Policies Map as amended under MM28 showing revised Local Green Gap boundary (2017)

Adur Local Plan Policies Map 2017



Key

Adur Local Plan Area	Site of Nature Conservation Importance (SNCI) - Policy 32	Town Centre Boundaries - Policy 28
Built Up Area (BUA) - Policy 2	Local Nature Reserve (LNR) - Policy 32	Primary Shopping Area - Policy 28
Indicative Built Up Area Boundary	Proposed Extension to SNCI - Policy 6	Primary Retail Frontages - Policies 9, 11, 12, 28
Strategic Site Allocations - Policies 5, 6, 7	Local Green Gap - Policy 14	Secondary Retail Frontages - Policies 9, 11, 28
Potential Development Sites (in or on edge of Shoreham Town Centre) - Policy 11	Countryside - Policy 13	Local Shopping Parades - Policy 28
Protected Employment Sites - Policy 28	Riards Boundary - Policies 4, 13	Town Centre Blocks (Numbered) - Policies 9, 11
Gateway Development Opportunities - Policy 12	Designated Wharves (as per 1950CC Minerals Local Plan, 2003)	Scheduled Ancient Monuments
Shoreham Harbour Broad Location - Policy 8	Conservation Areas - Policies 17, 18	Proposed Roundabout (Indicative) - Policies 5, 7
Site of Special Scientific Interest (SSSI) - Policy 32		