

Part B – Representation

Please use separate sheets for each Main Modification you wish to comment on.

1. Which Main Modification to the Adur Local Plan does this representation relate to?

Amendments relating to:

Main Modification no: **MM27 – Policy 13 – Adur’s Countryside and Coast**
or
Sustainability Appraisal
(Please state which part):

Please go to Q6 to comment on the Sustainability Appraisal

2. Do you consider the Main Modification(s) to be: (tick as appropriate)

2.1 Legally Compliant Yes No

2.2 Sound Yes No

Please read the Guidance Note for guidance on legal compliance and soundness.

If you have ticked no to 2.1, please continue to Q4.

If you have ticked no to 2.2, please continue to Q3.

If you have ticked yes to 2.1 and 2.2 please go to Q7.

3. Do you consider the Main Modification(s) to the Adur Local Plan to be unsound because it is not: (tick as appropriate)

3.1 Positively Prepared

3.2 Justified

3.3 Effective

3.4 Consistent with National Policy

4. If you consider the Main Modification(s) to the Adur Local Plan to be unsound or not legally compliant, please explain why in the box below:

This policy currently stresses the need to protect 'heritage'.

The main modification to this policy relates to the need to also respect the **setting** of the South Downs National Park.

Whilst heritage matters are dealt with elsewhere in the new Local Plan, in the interests of completeness, the amended wording to Policy 13 should be extended to refer to the need to respect the **setting of heritage assets**.

5. Please explain in the box below what change(s) you consider necessary to make the Main Modification(s) to the Adur Local Plan legally compliant and sound having regard to the reason you identified above.

(You will need to say why this change will make it legally compliant or sound. It will be helpful if you are able to put forward your suggested or revised wording. Please be as precise as possible).

The requested additional wording is in blue text below.

Policy 13: Adur's Countryside and Coast

Outside of the Built Up Area Boundary, development will only be permitted where the need for a countryside location is essential; it is for quiet informal recreation or the essential needs of agriculture or horticulture, flood management, or is otherwise consistent with this Local Plan (or subsequent DPDs). Improvements to green infrastructure, including enhanced pedestrian, cycle, and equestrian access (where appropriate), and better access for those with mobility difficulties will be supported. The extension of isolated groups of buildings or the consolidation of linear or sporadic development will not be permitted.

Any development in the countryside should not result in a level of activity which has an adverse impact on the character of the area.

Future development at the site currently occupied by Ricardo will be supported subject to there being no adverse impact on the setting and function of the countryside and the Lancing–Shoreham-by-Sea Local Green Gap.

The landscape character of Adur and other areas of countryside, the coast, river, and settlement pattern will be protected and where possible enhanced. Any development or activities within the countryside must respect and where appropriate reinforce the **setting**, 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 **and of nationally and locally listed heritage assets** must **also** be respected.

The appropriate change of use or conversion of existing buildings in the countryside will be permitted providing that:

- they are structurally sound and of permanent construction,
- they are in keeping with their surroundings in terms of form, bulk, design and materials;
- the proposals do not involve the erection of substantial extensions or the substantial demolition and rebuilding of existing buildings, and
- the proposals for conversion or change of use would conserve the character, fabric and setting of the building; and
- there is no adverse impact on biodiversity that cannot be mitigated to an acceptable level

In the case of residential buildings, any extensions should be subservient to the existing building.

Opportunities to improve access to the South Downs National Park will be sought through joint working with the South Downs National Park Authority and West Sussex County Council.

Proposals for equestrian development in the countryside will normally be granted where existing buildings are utilised. New buildings or associated development for such uses will only be permitted if they are well-sited in the landscape, and do not result in sporadic development that erodes the open character of the landscape.

Development to support informal recreation uses on the coast will normally be permitted subject to:

- (i) built facilities being located within the adjacent Built Up Area.
- (ii) the need to maintain and improve sea defences.

Best practice guidance published by the Government, the Council and other bodies will be used when assessing applications.

Continue on separate sheet if necessary)

6. Please add any comments in relation to the Addendum to the Sustainability Appraisal of the Adur Local Plan in the box below.

