

# Adur Local Plan 2017



ADUR DISTRICT  
COUNCIL



## Foreword

Welcome to the Adur Local Plan.

The Plan provides a comprehensive vision and strategy for the future of Adur (outside of the South Downs National Park) until 2032, based on extensive consultation and evidence gathering. It provides clear guidance on how new development can address the challenges we face and identifies where, when, and how much development will take place. It provides us with opportunities for greater local employment, enabling less travel further afield, and more investment directly into the district. It facilitates improved access to the downs, and it seeks to achieve a balance between safeguarding our natural assets, and seeking to meet our needs for development.

This Local Plan will also guide other planning documents including Neighbourhood Plans, where local communities choose to develop these.

We recognise that delivering the growth in the Plan may be challenging and we are keen to work with partners and local communities to ensure that new development is well designed and accompanied by the necessary infrastructure, at the right time, to improve the quality of life for all.

I would like to express my thanks to all the individuals and organisations who contributed to this plan, and look forward to working with partner organisations to ensure its delivery, in order to build a growing community of which we can all be proud.

Cllr Brian Boggis

Executive Member for Regeneration Adur District Council.

December 2017.

# ADUR LOCAL PLAN 2017

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**PART ONE: THE ADUR LOCAL PLAN****INTRODUCTION – WELCOME TO THE ADUR LOCAL PLAN**

- 1.1 The Adur Local Plan is a new plan which provides a strategy for development in Adur<sup>1</sup> up to 2032. It seeks to achieve a balance in meeting needs for development – such as housing, employment, retail and community facilities, while striving to protect and enhance the character and features of Adur which so many people value such as its open spaces, landscape and historic features.
- 1.2 The Local Plan will play an important part in facilitating the regeneration of Adur, through indicating key sites and strategic locations for new development, and facilitating the delivery of appropriate infrastructure. This Plan sets out a vision and strategy and looks at the planning issues the area is facing, and proposes policies for addressing them.
- 1.3 The Local Plan will be the ‘umbrella’ for all subsequent policy and guidance documents to be produced as part of the new Local Development Framework (LDF). The Council’s programme for preparing these is contained within the Local Development Scheme.<sup>2</sup> Other documents to be prepared in the future include the Joint Area Action Plan for the Shoreham Harbour regeneration area<sup>3</sup>, a Gypsy and Traveller Development Plan Document (DPD), a Supplementary Planning Document (SPD) providing guidance on infrastructure provision, and a Green Infrastructure SPD.
- 1.4 The Local Plan will also inform strategies and projects proposed by the Council, its partners and stakeholders which will have an impact on Adur’s economy, community and environment.
- 1.5 Development proposals will be assessed as to whether they comply with the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), and relevant development plan policies (which include the Local Plan and relevant minerals and waste<sup>4</sup> policies) as well as for the contribution they make to delivering the vision and objectives of the Local Plan.
- 1.6 West Sussex County Council (WSSCC) is responsible for preparing statutory land use plans for minerals and waste. Adopted sites have been identified and safeguarded in the West Sussex Minerals and Waste Local Plans. Proposals for development should have regard to the defined County Minerals Safeguarding Area and Minerals Consultation Area guidance and policy produced by West Sussex County Council. The Waste Local Plan

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<sup>1</sup> Excluding the area covered by the National Park – see Map 3, Key Features of Adur District in Appendix 2.

<sup>2</sup> Please see Adur District Council website for the Local Development Scheme.

<sup>3</sup> To be prepared jointly with Brighton & Hove City Council and West Sussex County Council.

<sup>4</sup> West Sussex Minerals Local Plan 2003. The County Council have prepared a Waste Local Plan jointly with the South Downs National Park Authority, adopted April 2014, and are currently preparing a new Minerals Local Plan, jointly with the National Park Authority.

safeguards allocated waste sites and permitted capacity for waste management. Preparation of site plans will require liaison with WSCC at an early stage to ensure that any potential minerals and waste interests are fully considered in planning development.

- 1.7 The development of the Local Plan has been informed by a Sustainability Appraisal, evidence from various planning studies, national planning policy, and an Equalities and Health Impact Assessment.

### Which Area Does the Local Plan Cover?

- 1.8 This Local Plan covers Shoreham-by-Sea, Southwick, Fishersgate, Lancing and Sompting.
- 1.9 On 12<sup>th</sup> November 2009 an order confirming the designation of the South Downs National Park was signed by the Secretary of State for Environment, Food and Rural Affairs (DEFRA). Much of Adur's countryside was previously designated as an Area of Outstanding Natural Beauty (AONB), but the AONB designation has now been removed and the majority of what was once the AONB has now become part of the National Park (see Map 3 Key features of Adur District in Appendix 2) as of April 2010.
- 1.10 The South Downs National Park Authority (SDNPA) took on full powers from April 2011. Over half of Adur District (53%) lies within the National Park boundary, although the population in this area is very low.<sup>5</sup> The National Park Authority will produce its own Local Development Framework (LDF) and Local Plan in due course which will set planning policy for all areas within the South Downs National Park boundary. As a consequence, this Local Plan only covers those parts of Adur District which lie outside of the National Park. That is the area referred to as 'Adur' in this document. It includes the Built Up Areas of Lancing, Sompting, Shoreham-by-Sea, Southwick and Fishersgate. The majority of Adur District's housing, employment, facilities and services lie within this area.

### Using This Document

- 1.11 This Local Plan has been written with the intention that it should be read as a whole. Taken together, the policies and proposals within the Local Plan will form a coherent strategy for development in the Adur Local Plan area up to 2032. ***It is therefore important that individual policies are not considered in isolation.***
- 1.12 The policies in the Local Plan only apply where planning permission is required and not where permitted development rights exist as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015.

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<sup>5</sup> Estimated at 130 people by the South Downs National Park Authority 2012.



- 1.13 This document is accompanied by a Policies Map which shows the area-specific policies and proposals on an Ordnance Survey base map. The Policies Map also shows safeguarded minerals areas in the Minerals Local Plan adopted by West Sussex County Council in 2003.

### THE DUTY TO CO-OPERATE

- 1.14 The Duty to Co-operate was introduced through the Localism Act 2011 and places a requirement on Local Planning Authorities (as well as a number of other public bodies) to work together on cross-boundary strategic issues. Local Planning Authorities and other public bodies are required to engage constructively, actively and on an on-going basis to develop strategic policies.
- 1.15 The National Planning Policy Framework (2012) introduces a new 'soundness' requirement to be met through the compliance with the Duty to Co-operate. Plans are to be positively prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. Joint working should be diligently undertaken for the mutual benefit of neighbouring authorities and enable Local Planning Authorities to work together to meet development requirements which cannot wholly be met within their own areas. Local Planning Authorities will be expected to demonstrate evidence of having effectively co-operated to plan for issues with cross boundary-impacts when their Local Plans are submitted for examination. Co-operation should be a continuous process of engagement.
- 1.16 As part of its plan making process, Adur District Council has always consulted and engaged with relevant Local Planning Authorities and other public bodies on emerging policies at key stages. The Duty to Co-operate formalises this process and places an emphasis on continuity.
- 1.17 In producing the Adur Local Plan, a continuous dialogue has taken place with neighbouring and other authorities in West Sussex as well as with Brighton & Hove City Council, Lewes District Council (with regard to housing provision), the South Downs National Park Authority and West Sussex County Council on cross-boundary and strategic issues. Consultation has also taken place with other public bodies. Views have also been submitted by this Council on Local Plans and Core Strategies prepared by other local authorities. The Duty to Co-operate Statement which has been published to accompany this Local Plan sets out details of this process. This includes the updated Local Strategic Statement 'Delivering Sustainable Growth' published by the Coastal West Sussex and Greater Brighton Partnership in 2016 which creates an agreed, consistent set of objectives in relation to growth.
- 1.18 Adur District Council is fully committed to continuing to work positively and proactively with other local authorities and public bodies to address strategic issues in the longer term, particularly with regards to addressing opportunities to meet unmet housing needs.

## KEY ISSUES FOR THE LOCAL PLAN

1.19 This Local Plan is intended to address a number of key issues that will affect Adur up to 2032<sup>6</sup> and beyond.

1. **The need to facilitate the regeneration of Adur** - There is a need to diversify the economy, safeguard existing employment locations, provide more opportunities for businesses to locate into or expand in Adur, and develop a strategy for economic development in the area. In addition, local residents need the opportunity to acquire better training and skills to improve their access to the labour market. The physical environment of parts of Adur also needs upgrading so that it is more attractive to residents, visitors and businesses.<sup>7</sup> A partnership between Adur District Council, Brighton & Hove City Council, West Sussex County Council, and Shoreham Port Authority has been set up to regenerate the Shoreham Harbour area. In addition, Adur District Council is part of the Greater Brighton City Deal, which aims to prioritise economic growth.<sup>8</sup> The Council is also working with other agencies and stakeholders with regards to other sites and issues, including the delivery of infrastructure.
2. **The need to improve infrastructure** - Some of Adur's infrastructure is outdated and inadequate to meet modern needs (e.g. health and community facilities) and there is a need to ensure that new development is provided with appropriate new infrastructure (including 'green' infrastructure) at the right time, and in the right place.<sup>9</sup> This is critical to ensure the delivery of key sites.
3. **The need to balance development and regeneration requirements against the limited physical capacity of Adur<sup>10</sup> without detriment to environmental quality** - The Local Plan will need to strike a balance between facilitating development, achieving regeneration and delivering infrastructure, whilst maintaining built and natural environmental quality, 'sense of place' and the character of Adur.<sup>11</sup>

<sup>6</sup> This Plan covers the period up to 2032.

<sup>7</sup> See Employment Land Review, '*waves ahead*', and Infrastructure Delivery Plan and Sustainability Appraisal Appendix B Key Issues.

<sup>8</sup> See Employment and Economy section for more information.

<sup>9</sup> See Infrastructure Delivery Plan (IDP).

<sup>10</sup> That part of the District which lies outside the South Downs National Park, and is therefore addressed by this Local Plan.

<sup>11</sup> See Objectively Assessed Need for Housing: Adur District (2015) (GL Hearn) and Objectively Assessed Housing Need Update 2016 (GL Hearn) and associated work on meeting housing needs; Strategic Housing Market Assessment 2012, Strategic Housing Land Availability Assessment 2014, Landscape and Ecology Study 2012 and 2015 and Sustainability Appraisal Appendix B Key Issues.



4. **The need to meet identified housing needs** - Adur needs to address a range of housing requirements including the projected increase in smaller households, more family housing and affordable housing.<sup>12</sup>
5. **The need to address demographic pressures** - Adur's population is ageing, with a quarter of residents above retirement age. There is a need to ensure that young people are encouraged to remain in the area.
6. **The need to address deprivation** - Adur is the most deprived district in West Sussex. Action needs to be taken to reduce disparities between the most, and least deprived parts of Adur in education, health, skills and training.<sup>13</sup>
7. **The need to address road congestion and related pollution – air and noise - whilst improving the existing transport network and facilitating the development of sustainable transport measures.** Parts of Adur experience road congestion and there is a high level of car dependence. This, along with anticipated future development, could worsen congestion and lead to poorer air quality by 2032 (especially in Air Quality Management Areas) unless measures are taken to mitigate these impacts, and encourage modal shift. These include the implementation of measures to facilitate — sustainable travel, such as walking and cycling. The problems of the A27 and A259 will also need to be addressed, in part through the policies in this Local Plan.<sup>14</sup> The Highways England Delivery Plan 2015-2020 includes the commitment to take forward and develop schemes across the A27 to help relieve congestion at a number of hot-spots including at Lancing.
8. **The need to address climate change and flood risk** – Given the coastal location of the district and the presence of the River Adur, the risk of flooding from the sea and river is a serious issue. A significant amount of land is designated as flood zone 2 (medium probability), 3a (high probability) and 3b (functional floodplain). It will be necessary to ensure Adur is resilient to the predicted impacts of climate change such as warmer, wetter winters, hotter, drier summers, sea level rise and more frequent extreme weather events. Due to the topology and geology, the majority of Adur, including the Built Up Area, also has groundwater and surface water flooding issues. The Council's Strategic Flood Risk Assessment was updated in 2012 to help inform Council decisions on flood risk and appropriate mitigation measures. The First Review of the Beachy Head to Selsey Bill Shoreline Management Plan (2006) - a large scale assessment of the risks to people and the historic and natural environment resulting from the evolution of the coast - resulted in the Rivers Arun to Adur Flood and Erosion Management Strategy 2010-2020. As part of this Strategy, the Environment Agency is constructing the Shoreham Adur Tidal Walls Scheme to improve flood defences along

<sup>12</sup> See Objectively Assessed Need for Housing: Adur District (2015) (GL Hearn) and Objectively Assessed Housing Need Update 2016 (GL Hearn).

<sup>13</sup> See Adur and Worthing Community Profile 2014.

<sup>14</sup> See Transport Study and Sustainability Appraisal Appendix B: Key Issues.

the east and west banks of the River Adur. Construction of the scheme commenced in 2016 and is likely to be completed in 2018.

9. **The need to work towards achieving sustainability** – Matters such as energy efficiency, renewable energy, water efficiency, waste efficiency and sustainable construction techniques need to be encouraged and incorporated into development to help address climate change and make efficient use of limited resources.<sup>15</sup>
10. **The need to improve health and wellbeing** - Two Air Quality Management Areas are already designated in Adur (see maps 4 and 5 in Appendix 2) ; it will be important to ensure air quality is improved where possible. Although there are no fundamental deficiencies in open space or play facilities, access to open spaces and countryside must be maintained and improved where possible, as these resources can contribute to both physical health and wellbeing. The Council will work with health service providers to facilitate the delivery of health infrastructure where required.<sup>16</sup>
11. **The need to maintain and enhance the quality of the built, historic and natural environment** - Adur has a number of natural and historic assets integral to the character of the area. The Council must also have regard to the purposes for which the National Park is designated.<sup>17</sup>

1.20 These are not the only issues affecting Adur, but they are the key ones highlighted through the Local Plan evidence base and previous consultations.

## Policy Context

1.21 The Local Plan must be aligned to and conform with/to a number of other influences including national policy, local strategies and technical documents. The following provides a brief explanation of the key documents.

### National and Strategic Planning Policies and Guidance

1.22 The Local Plan must encompass the requirements of Government planning policy guidance (in addition to national and, where relevant, European legislation).

1.23 The National Planning Policy Framework (NPPF) was published in March 2012. It sets out the Government's planning policies for England and how these are expected to be applied. The delivery of appropriate levels of development to meet objectively assessed needs is a key issue. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. Local Plans

<sup>15</sup> See Sustainability Appraisal.

<sup>16</sup> See Open Space Study and Sustainability Appraisal.

<sup>17</sup> Section 62 of the Environment Act 1995.

should not duplicate policies in the NPPF, although in some places this document refers to the NPPF in order to explain the context of certain policies.

- 1.24 In addition the Government published Planning Practice Guidance in March 2014, which is also a material consideration.
- 1.25 As well as the above, plans, policies and proposals of other relevant organisations and bodies have helped to form the evidence base of this plan.

### **‘Waves ahead’ - The Sustainable Community Strategy**

- 1.26 ‘Waves ahead’ is the joint Strategic Partnership for Adur and Worthing. The Sustainable Community Strategy, also called ‘waves ahead’ (2010) identifies four priorities for change.<sup>18</sup> These are:

- A better place to live, work and enjoy;
- Better health and wellbeing for all;
- Learning, training and employment opportunities for all;
- Staying and feeling safe.

These priorities have influenced the development of the Plan.

## **VISION AND OBJECTIVES OF THE ADUR LOCAL PLAN**

- 1.27 The vision for Adur responds to local challenges and opportunities, is evidence based, locally distinctive and takes account of community derived objectives. The vision sets out how Adur will have changed by 2032 if the strategy in this document is implemented successfully. Many of these measures will be delivered through partnership working, including the Greater Brighton City Deal. (See Part Two for more details).
- 1.28 The objectives form a link between the vision and the detailed strategy and will deliver the vision through the policies set out in the Local Plan. Appendix 1 indicates which policies are delivering which elements of the Vision, and which objectives.

### **By 2032:**

**V1: Regeneration benefits for Adur will have been secured, and residents will enjoy an improved quality of life and wellbeing through better access to higher quality jobs, better choice in housing including affordable<sup>19</sup> homes and new and improved local services, community infrastructure, and environmental quality. Inequalities between different**

<sup>18</sup> These four priorities mirror the priorities of the West Sussex Sustainable Community Strategy.

<sup>19</sup> The National Planning Policy Framework defines affordable housing; this definition will be used - see Glossary.

parts of Adur will be reduced, uplifting the most disadvantaged neighbourhoods.

**V2: Most development will have been focussed around Adur's main communities - Lancing, Sompting, Shoreham-by-Sea, Southwick and Fishersgate - and measures will have been taken to reduce its impact on the environment. Whilst many of Adur's residents will continue to visit Worthing, Brighton and other centres for employment and some retail and leisure functions, Adur and its town and village centres will continue to have an important role in providing retail, employment, leisure and community facilities, whilst also acting as a destination for visitors. Sompting village will have retained its rural village character.**

**V3: Through new development at Shoreham Harbour, Shoreham Airport<sup>20</sup> and New Monks Farm, new opportunities for employment will have been created to benefit the economic prosperity of Adur as well as the wider sub-region. Training opportunities will be supported, where appropriate.**

**V4: Much of the regeneration of Shoreham Harbour will have been delivered, achieving a mix of residential, employment, community, leisure and retail development, and affordable housing. The regeneration work will also have provided an opportunity for consolidating, reconfiguring and enhancing activities of the Port of Shoreham, which will continue to play a vital role in the local economy. Relocation of some commercial uses will have resulted in a more attractive urban environment and an improved interface between the Harbour and the rest of Adur.**

**V5: Town and village centres (Shoreham, Southwick, and Lancing) will be improved to increase their vitality and make them more pleasant places to shop and visit, enhancing their role as local service centres, ensuring they continue to thrive and can accommodate change (which respects their character) to meet needs arising from future growth. Shoreham town centre will also have provided new opportunities for development.**

**V6: High standards of design will have become an essential part of all new development to help create attractive, safer and healthier places. Significant improvements will have been made to the public realm.**

**V7: Adur's character and local distinctiveness (urban and rural, coastal and countryside) will have been maintained and enhanced through protection and enhancement of its landscape, townscape, cultural heritage and biodiversity. Important views will have been protected. Net gains in natural capital will have been delivered. Much of Adur's**

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<sup>20</sup> Shoreham Airport is currently named Brighton City Airport but it is historically and locally known as Shoreham Airport and hence this latter term is used throughout this document.

coastline will continue to be used for leisure and recreation, and public access to the river, harbour, countryside and coast will have been improved. Opportunities will be taken to capitalise on Adur's location adjacent to the South Downs National Park.

**V8: Working with Highways England and West Sussex County Council, measures will have been introduced to address congestion, resulting in fewer delays on the road network and contributing to easier and more sustainable travel patterns. Railway stations at Lancing, Shoreham-by-Sea, Southwick and Fishersgate will continue to form an important part of Adur's public transport network. Improvements will encourage more people to use public transport rather than the private car, and help to improve air quality in Adur. More sustainable travel patterns will have been established which utilise public transport, walking and cycling.**

**V9: Flood risk will have been minimised and/or mitigated through investment in flood defences, flood risk management initiatives and careful consideration of the location of new development.**

**V10: Progress will have been made towards a low carbon, sustainable community through sustainable construction, energy efficiency, the use of renewable energy, water efficiency measures, waste reduction measures and appropriate location of development and transport infrastructure to reduce air pollution and noise; and to make a significant contribution to low and zero carbon energy production.**

**V11: Development which meets the economic, social and environmental objectives of this plan will have been supported. Change will have been managed through an ambitious yet achievable planning framework (and associated Infrastructure Delivery Plan) which reflects the proposals and priorities of key stakeholders, local authorities and others, and monitored to assess its effectiveness in delivering development and associated infrastructure. This will involve working in partnership, and across boundaries, as necessary.**

*O1: To deliver a minimum of 3718 dwellings up to 2032 to contribute to meeting objectively-assessed needs in Adur in terms of type, size and tenure.*

*O2: To ensure that local communities will benefit from regeneration through physical and social integration, and the provision of new homes (including affordable housing) which meet identified needs, employment opportunities, social and community facilities, leisure and transport facilities (including sustainable travel measures).*

*O3: To regenerate Adur through ensuring a range of employment opportunities and through new sustainable development opportunities. In particular, regeneration will seek to:*

*(a) Achieve strategic development at Shoreham Harbour, delivering housing and jobs; creating social, economic, environmental and infrastructure improvements which benefit Adur, its businesses, residents and visitors and contribute to the prosperity of the wider sub-region.*

*(b) Increase the role of Shoreham Airport in the local economy and wider area, through the provision of increased employment opportunities, enhancement of its role as an important visitor attraction, and its continued importance as a General Aviation Airport.*

*(c) Achieve strategic development at New Monks Farm, delivering housing and jobs and creating social, economic, and infrastructure improvements.*

*O4: To ensure the timely delivery of appropriate infrastructure to meet identified physical, social, community and environmental needs. This will include the use of the Community Infrastructure Levy (CIL) and partnership working as appropriate.*

*O5: Enhancements to the streetscene of the town and village centres will be made, to ensure they remain attractive, vital and viable, and their role as retail centres serving local communities is maintained.*

*O6: Adding to natural capital by improving biodiversity, recreation and leisure facilities in order to provide an interlinked network of multifunctional open spaces (within the context of a Green Infrastructure strategy) - through and from urban areas (including Shoreham Harbour) to the coast and countryside, the provision of open space and greater opportunities for (and access to) informal recreational uses within the countryside and Local Green Gaps. Public access to the National Park and other countryside assets will be improved.*

*O7: To protect and improve the setting of the South Downs National Park, the – character and setting of the River Adur, the coastal waterfront, countryside and the Local Green Gaps, conservation areas and other cultural and historic assets and where appropriate, access to them. Areas of nature conservation value will be preserved and enhanced. New development will avoid impacts on biodiversity and the natural environment as far as possible, and mitigate and/or compensate where necessary.*

*O8: To deliver improvements identified in Conservation Area Management Plans and enhance other heritage assets where opportunities arise. High standards of design will be encouraged in all developments.*

*O9: To improve connectivity within and to Adur's communities as well as to Brighton and Worthing, achieve more sustainable travel patterns and reduce the need to use the private car through public transport services and infrastructure, demand management measures, and new and enhanced cycle and footpaths. These actions will contribute to an improvement in air quality. Innovative sustainable transport measures will be encouraged.*



*O10: To work with Highways England and West Sussex County Council to determine how best to secure improvements to the A259 and A27 to manage (and where possible, reduce) congestion. The impact of Heavy Goods Vehicles servicing the Port and Adur's businesses will be managed.*

*O11: To ensure that the risks associated with flooding are avoided and mitigated through directing development to appropriate locations and, where this is not possible, through appropriate flood mitigation measures. Where feasible, new flood defences and other measures to reduce flood risk, should take the form of ecologically sustainable solutions. Water quality will be protected and where possible, enhanced.*

*O12: To ensure that a range of sustainable construction and design measures – will be utilised in new developments. New development will be more resilient to the effects of climate change.*

## THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

1.29 The National Planning Policy Framework published in March 2012 sets out national policy as a basis for plans such as this, and is a material consideration in determining planning applications. The presumption in favour of sustainable development is a fundamental principle of the NPPF<sup>21</sup> which views the planning system as having three key roles:

- an economic role contributing to building a strong, responsive and competitive economy;
- a social role, supporting strong, vibrant and healthy communities; and
- an environmental role, contributing and enhancing our natural, built and historic environment.

1.30 The following policy integrates the presumption in favour of sustainable development into the Adur Local Plan. It should be noted that this policy does not affect or remove statutory consultation on planning applications.<sup>22</sup>

<sup>21</sup> Paragraph 14 of the National Planning Policy Framework gives more detail on the presumption in favour of sustainable development and its implications for plan-making.

<sup>22</sup> The Adur and Worthing Statement of Community Involvement (SCI) (2012) sets out how Adur and Worthing Councils consult with the community with regards to planning applications, as well as development plan documents. The SCI may be found at: <http://www.adur-worthing.gov.uk/media/media,105544,en.pdf>

**Policy 1: Sustainable Development**

**When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.**

**Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.**

**Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:**

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
- Specific policies in that Framework indicate that development should be restricted.**

- 1.31 Taken together, the policies in this Local Plan aim to address and deliver the Vision and Objectives set out above. As such, they should not be read in isolation.