

Key Decision: No

Consultation on Proposed Amendments to New Monks Farm Allocation within the Proposed Submission Adur Local Plan 2014

Report by the Director for Economy

1.0 Summary

- 1.1 This report outlines an additional consultation exercise carried out in relation to the emerging Adur Local Plan; explains why it was necessary; sets out changes proposed to the emerging Plan by the consultation, how the consultation was undertaken, and responses received.

2.0 Background

- 2.1 The Proposed Submission Adur Local Plan 2014 was published 20th October – 1st December 2014 under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012) for a six-week period. (All representations received are available on the Council's website). It had been anticipated that the Local Plan would then be submitted to the Secretary of State in March 2015. However, some proposed changes relating to one of the strategic allocations in the Plan, New Monks Farm, were raised in representations submitted to the Council. Following this, amended proposals for the site were submitted to the Council for consideration.
- 2.2 Following consideration, some changes to the allocation were proposed. A brief, focussed consultation exercise was undertaken (under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012) to allow consideration of these proposed changes. Full details of the proposed changes may be found in the consultation leaflet, attached as appendix 2.

3.0 Proposal

Proposed Changes to the New Monks Farm Allocation

- 3.1 Mixed use development has been proposed at New Monks Farm through the emerging Local Plan process – including the Draft Local Plan (2012) and Revised Draft Local Plan (2013). Policy 5 of the Proposed Submission Adur

Local Plan (formally published in 2014) included the following requirements for development at New Monks Farm:

- 450-600 homes, a community hub, land to accommodate a new primary school,
- suitable access onto the A27 (in agreement with the Highways Agency),
- mitigation of off-site traffic impacts on the A27 and local roads, and measures to improve, (and encourage the use of) public transport
- Surface water drainage scheme and flood risk mitigation
- 10,000 sqm employment generating floorspace
- Country park

3.2 Revised proposals for the New Monks Farm allocation were received in response to the Regulation 19 publication. After consideration it appeared appropriate to propose amendments to the allocation (see paragraph 3.3 below). Advice was sought from the Planning Advisory Service, and it was agreed that rather than submit the Plan to the Planning Inspectorate with recommended changes, it was appropriate that further consultation was undertaken. This was seen as particularly important with regards to the residents of Withy Patch travellers site, which would be significantly affected by the proposal for a centrally-located roundabout. However a wider consultation exercise was carried out, to ensure the proposals received wider publicity. (See paragraph 3.5 below).

3.3 Following submission of revised proposals to the Council, the following amendments to the New Monks Farm allocation (as set out in the Proposed Submission Adur Local Plan 2014) were proposed, and made available for consultation:

1) The number of dwellings given as 600 (rather than an indicative range of 450-600 as previously stated).

2) The indicative location of the proposed roundabout is moved eastwards to a more central location between Shoreham (Brighton City) Airport and the New Monks Farm allocation.

3) The existing Withy Patch travellers site is relocated (to allow for the revised roundabout location). Relocation also provides an opportunity to improve the site and facilities, address flood risk and enable some limited future expansion to meet identified needs from within Withy Patch.

4) The site allocation boundary is amended, to include the existing Withy Patch site. Including this area within the site boundary will mean that the relocated site and flood risk improvements will be delivered as part of the development at New Monks Farm. (It was not necessary to include it previously, as it was not affected by the proposals set out in the PSALP 2014).

5) The proposed Built Up Area Boundary (between the proposed built up area of New Monks Farm, and the proposed country park) is shown as indicative;

the final boundary will be determined at planning application stage based on landscape and drainage assessments.

- 3.4 Full details of the proposed changes (plus extracts from the Policies Map) may be found in the consultation leaflet, attached as appendix 2 to this report.

Consultation Exercise

- 3.5 A consultation exercise was carried out from 9th December 2015 – midnight 4th January 2016 in order to ensure that all interested parties were given an opportunity to comment on the proposed changes. This of course included residents of Withy Patch. The consultation was carried out as follows:

- A meeting was held at Withy Patch travellers site, to ensure that those affected by the potential relocation of the site were aware of the proposals, and had the opportunity to make comments and raise any concerns. Residents, and representatives of the site management company attended. (A further session for residents was also arranged, but unattended).
- A meeting was held with a representative of a residents group, local to the allocation.
- All organisations/individuals on the Local Plan consultation database (approximately 1800) were emailed/ posted a newsletter in advance on the consultation to inform them in advance and make clear that paper copies of the consultation leaflet could be sent out on request.
- A consultation page was set up on the Council's website (with a tile 'link' from the main homepage). The consultation leaflet was available to view on this page.
- Hard copies of the newsletter and consultation leaflet were left at Lancing Parish Council (as the relevant allocation is located in Lancing), all libraries in Adur, at the Shoreham Centre, Pond Road Shoreham, and the Adur Civic Centre (before its closure to the public).
- Information was also posted on the Council's Facebook page and Twitter feed.

This approach is consistent with both the relevant Regulations (Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012), and the Adur and Worthing Statement of Community Involvement (2012).

- 3.6 Responses were received from 30 individuals and organisations/ companies. A summary of responses raised in relation to each proposed change may be found in Appendix 3. Copies of all comments received are available in the Members Room, and will be placed on the Council's website.

- 3.7 In addition a meeting was held with residents of the Withy Patch Travellers site, who would be directly affected by the proposals. Location of the roundabout in the central position would require relocation of the existing travellers site, and improved facilities and flood defences would be provided. The proposals, and consultation questions were discussed with them. Those

residents who attended were broadly supportive, and provided some useful suggestions with regards to the layout and facilities of the relocated site.

- 3.8 Following the consultation exercise and analysis of the responses received, the amendments set out above were incorporated into the Adur Local Plan. Amendments to the Proposed Submission Adur Local Plan (2016) which was formally published for representations on 31st March (publication period ends 11th May 2016). The document includes amendments resulting from representations received to the Proposed Submission Adur Local Plan 2014, changes in Government policy and to reflect new evidence. During this publication period, further representations may be made on the proposed amendments (in respect of soundness and/or legal compliance matters).

4.0 Legal

- 4.1 The consultation on Proposed Amendments to New Monks Farm Allocation within the Proposed Submission Adur Local Plan 2014 was carried out under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

5.0 Financial Implications

- 5.1 The consultation exercise was funded from the existing Planning Policy budget.

6.0 Recommendation

- 6.1 It is recommended that the Executive Member for Regeneration notes the responses received in response to this consultation.**

Local Government Act 1972

Background Papers:

Consultation on Proposed Amendments to the New Monks Farm Allocation within the Proposed Submission Adur Local Plan 2014.

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Schedule of Other Matters

Appendix 1

1.0 Council Priority

- 1.1 The Adur Local Plan will help to
- Support major regeneration projects to tackle deprivation;
 - Support businesses in creating jobs and regenerating neighbourhoods;
 - Seek to meet the housing needs of our communities;
 - Seek to safeguard Adur's environmental assets.

2.0 Specific Action Plans

- 2.1 Through specific policies within the emerging Local Plan, the allocation at New Monks Farm will contribute towards the provision of housing, employment and open space in Adur.

3.0 Sustainability Issues

- 3.1 The Government requires that the all Development Plan Documents be subject to a formal Sustainability Appraisal; an updated version is published alongside Amendments to the Proposed Submission Adur Local Plan (2016).

4.0 Equality Issues

- 4.1 The Local Plan aims to ensure that all groups in Adur have equal access to the opportunities offered by the new development plan. An updated Equalities Impact Assessment report is published alongside the Amendments to the Proposed Submission Adur Local Plan (2016).

5.0 Community Safety issues (Section 17)

- 5.1 No negative issues have been identified.

6.0 Human Rights Issues

- 6.1 No negative issues have been identified.

7.0 Reputation

7.1 The Local Plan must be prepared in line with Government policy and legislation and has been subject to extensive community involvement. The delivery of the policies and strategy will set a clear framework for development and the delivery of infrastructure, and seeks to meet Adur's needs, and therefore should have a positive impact on the reputation of the Council. This additional consultation provided an opportunity for all interested parties to comment on the proposed changes, prior to Examination of the Local Plan, and has been carried out consistent with the Town and Country Planning (Local Planning) (England) Regulations 2012) and the Adur and Worthing Statement of Community Involvement 2012.

8.0 Consultations

8.1 This report outlines an additional consultation carried out under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012) in order to address proposed changes to the strategic allocation at New Monks Farm. The approach taken in doing so is considered to be consistent with the Adur and Worthing Statement of Community Involvement 2012.

9.0 Risk assessment

9.1 There is a statutory duty on the Council to prepare a Local Plan. Failure to produce the Local Plan could impact on a number of this Council's priorities including economic regeneration as well as the delivery of affordable housing.

10.0 Health & Safety Issues

10.1 Matters considered and no issues identified.

11.0 Procurement Strategy

11.1 This report complies with the Procurement Strategy.

12.0 Partnership working

12.1 Other agencies, including infrastructure providers will be involved in delivering the policies of the Adur Local Plan. These, and other organisations, local authorities, etc were given the opportunity to comment on the proposed revisions.

Appendix 2



Consultation on Proposed Amendments to the New Monks Farm Allocation within the Proposed Submission Adur Local Plan 2014. Consultation 9th December 2015 - midnight 4th January 2016.

Introduction

The Proposed Submission Adur Local Plan 2014 was published 20th October - 1st December 2014. This document set out policies and proposals for development in Adur, including new homes and jobs, up to 2031.

Since this time, some changes have been proposed to the allocation at New Monks Farm, an area where a development of homes, employment space, a new primary school and a country park are proposed. There is now an opportunity to comment on these changes, which are set out below.

Please note that if you previously made representations on the Proposed Submission Adur Local Plan 2014 there is no need to resubmit them during this consultation period unless you wish to alter or withdraw your representation in the light of the amendments proposed.

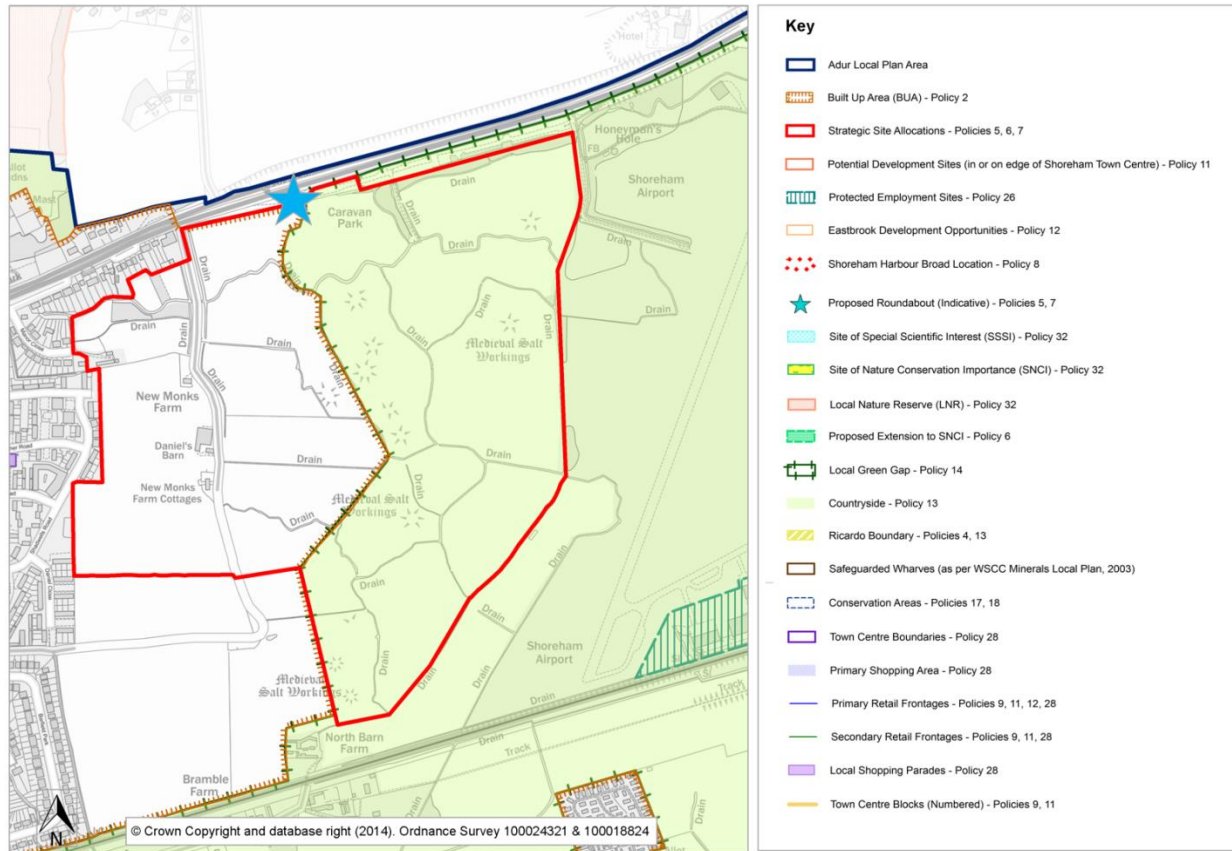
Previous Proposals

The Local Plan published in 2014 set out the following proposals for the New Monks Farm area:

- 450-600 homes, a community hub, land to accommodate a new primary school,
- suitable access onto the A27 (in agreement with the Highways Agency),
- mitigation of off-site traffic impacts on the A27 and local roads, and measures to improve, (and encourage the use of) public transport
- Surface water drainage scheme and flood risk mitigation
- 10,000 sqm employment generating floorspace
- Country park

The proposed policy for New Monks Farm (Policy 5) can be found in full at <http://www.adur-worthing.gov.uk/media/media,127898,en.pdf>

Proposed Submission Adur Local Plan 2014: Proposed Allocation at New Monks Farm



Proposed Changes

It is proposed that:

1) The number of potential homes is stated as 600.

Why? The previous plan gave a range of 450-600 homes, but the higher amount is likely to be required to make the development viable. Adur also has a significant need for new homes.

2) The indicative location of the proposed roundabout is moved eastwards to a more central location between the airport and New Monks Farm site.

Why? The previous version of the plan showed an indicative location for a roundabout onto the A27 at the western end of the allocation, although it also stated that an alternative access (a new roundabout at the Sussex Pad junction) was retained as a contingency. A more central roundabout location now appears achievable, and better serves the needs of both sites, as well as a number of other stakeholders in the area.

3) The existing Withy Patch travellers site is relocated westwards. There is also potential for a limited expansion to meet identified needs from within Withy Patch.

Why? A more centrally-located roundabout will impact on the existing Withy Patch site. Relocation provides an opportunity to improve the site and facilities, address flood risk and enable some limited future expansion to meet identified needs.

4) The site allocation boundary is amended, to include the existing Withy Patch site.

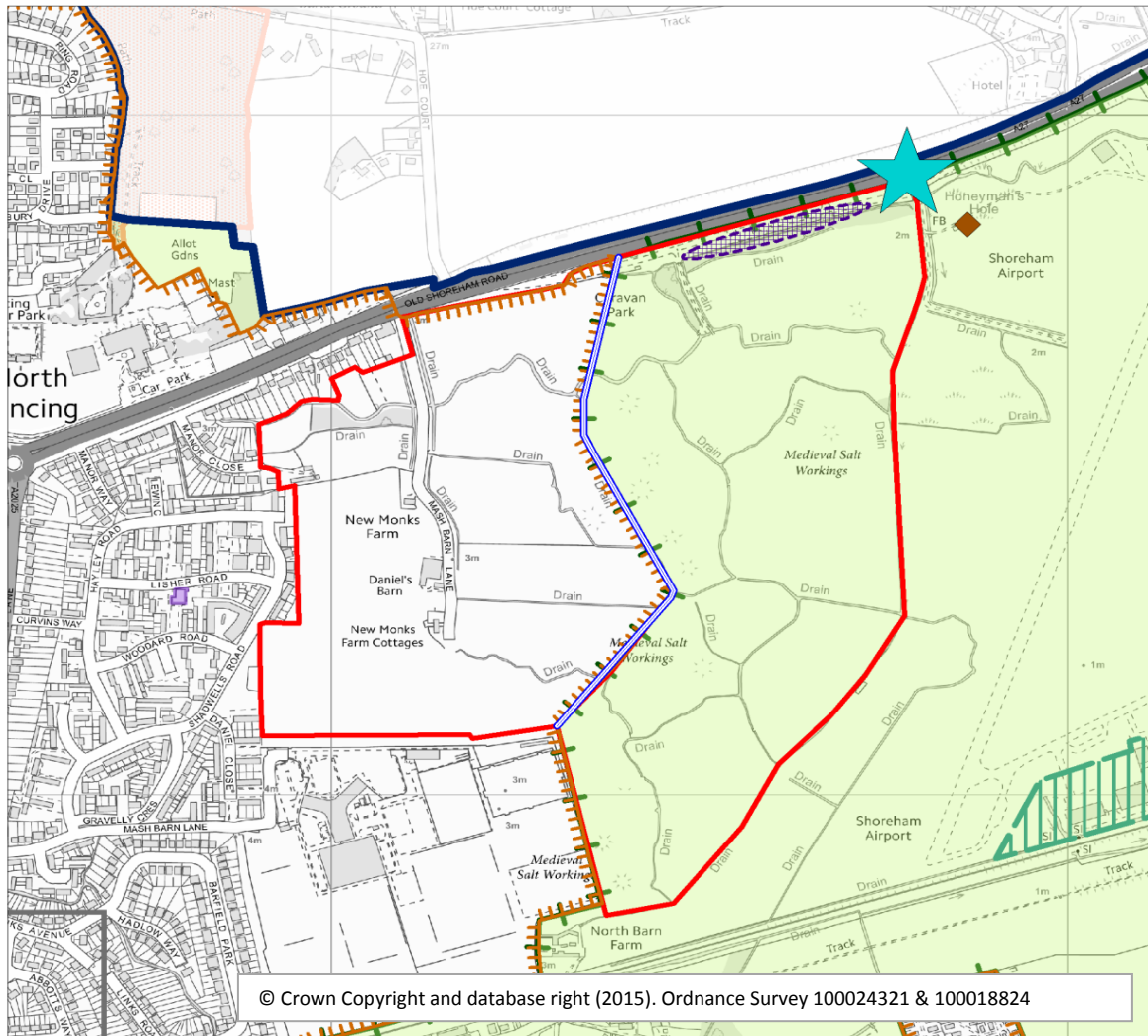
Why? Including this area within the site boundary will mean that the relocated site and flood risk improvements will be delivered as part of the development at New Monks Farm.







5) The proposed Built Up Area Boundary amendment is shown as indicative.

Why? The Built Up Area Boundary shows the boundary between the new built up area (where the housing and employment land will be) and the countryside and Local Green Gap (where the country park will be). At this point in time it is difficult to determine where exactly the best position for this boundary will be, as this will depend on detailed drainage work and landscape evidence, at the planning application stage.

It is proposed that Map 2: Proposed Allocation at New Monks Farm (Extract from Policies Map), would be revised as follows:

Proposed Amendments to Allocation at New Monks Farm



-  Adur Local Plan Area
-  Built Up Area (BUA) - Policy 2
-  Indicative Built Up Area Boundary
-  Strategic Site Allocations - Policies 5, 6, 7
-  Potential Development Sites (in or on edge of Shoreham Town Centre) - Policy 11
-  Protected Employment Sites - Policy 26
-  Eastbrook Development Opportunities - Policy 12
-  Shoreham Harbour Broad Location - Policy 8
-  Proposed Roundabout (Indicative) - Policies 5, 7
-  Site of Special Scientific Interest (SSSI) - Policy 32
-  Site of Nature Conservation Importance (SNCI) - Policy 32
-  Local Nature Reserve (LNR) - Policy 32
-  Proposed Extension to SNCI - Policy 6
-  Local Green Gap - Policy 14
-  Countryside - Policy 13
-  Ricardo Boundary - Policies 4, 13
-  Safeguarded Wharves (as per WSCC Minerals Local Plan, 2003)
-  Relocated Withy Patch site (indicative)
-  Conservation Areas - Policies 17, 18
-  Town Centre Boundaries - Policy 28
-  Primary Shopping Area - Policy 28
-  Primary Retail Frontages - Policies 9, 11, 12, 28
-  Secondary Retail Frontages - Policies 9, 11, 28
-  Local Shopping Parades - Policy 28
-  Town Centre Blocks (Numbered) - Policies 9, 11
-  Scheduled Ancient Monuments

This would also be shown on the Policies Map, which shows all the policies and proposals in the Local Plan area.

Questions:

- 1) Do you think the proposed amendment regarding the number of homes is appropriate?
- 2) Do you think the new indicative location for the roundabout is appropriate?
- 3) Do you think amending the boundary to include the existing site of Withy Patch, is appropriate?
- 4) Do you think the relocated Withy Patch site is in the appropriate location?
- 5) Do you think showing the proposed Built Up Area Boundary as indicative is appropriate? Is there an alternative way of addressing this matter?

Please send any responses to these questions, with your name, address and/or email address, to the Planning Policy Team at: **adurplanningpolicy@adur-worthing.gov.uk** or in writing to: **Planning Policy Team, Adur and Worthing Councils, Chapel Road, Worthing West Sussex BN11 1HA by midnight on 4th January 2016.** If you have any queries, please contact us using the email address above, or call 01273-263000 and ask for the Adur Planning Policy Team.

Please note that if you previously made representations on the Proposed Submission Adur Local Plan 2014 there is no need to resubmit them during this consultation period unless you wish to alter or withdraw your representation in the light of the amendments proposed.

Next Steps: The responses to this consultation will be considered, and amendments to the Plan made as appropriate. Following this, Proposed Amendments to the Proposed Submission Adur Local Plan will be formally published. At that point, representations on the Proposed Amendments to the Proposed Submission Adur Local Plan may be made with regards to soundness and/or legal compliance. Please see the Adur Planning Policy webpages for more details.

Use of your information: Your name, contact details and comments will be held by Adur District Council. You may be contacted to clarify your comment or to discuss your comment in more detail. Your information will be handled in accordance with the Data Protection Act 1998. All comments will be made available for public viewing. Organisation names may be published alongside the comment. Individual name and contact details will not be published. We also reserve the right to withhold from publication any comments or parts of comments not considered suitable for public view for reasons including offensive or personal content. This list is not exhaustive.

Appendix 3: Summary of responses received to the Consultation on Proposed Amendments to the New Monks Farm Allocation within the Proposed Submission Adur Local Plan 2014.

For full responses, please see the Adur Local Plan pages on the Adur and Worthing Councils website.

<p>1) Do you think the proposed amendment regarding the number of homes is appropriate?</p>	<p>Five explicit statements of support; aids viability, housing need makes best use of land and demonstrates positive planning. Two respondents opposed on grounds of lack of flexibility, and potential adverse impact on biodiversity; in addition other comments were made by four other respondents in relation to drainage issues</p>
<p>2) Do you think the new indicative location for the roundabout is appropriate?</p>	<p>Twelve respondents replied directly to this question. Six indicate explicit support; of others only Historic England (HE) express specific concern at the proposed revised location due to potential impact on a heritage asset (a World War II dome trainer at Shoreham Airport – a Scheduled Ancient Monument) HE state that the design and extent of the junction will be key to the effect of any impact, and wish to be involved in discussions at early stage. (An assessment of heritage assets has been undertaken to address this matter, and is available on the Council’s website). The West Sussex Local Access Forum raise concerns that the revised location and additional traffic will make access across the A27 for walkers, cyclists and equestrians, more problematic. Other comments made in response to this question raised general points (which did not relate specifically to the question) expressing concern about traffic volumes, drainage, and specific queries relating to speed management etc which would be addressed through a Transport Assessment in due course.</p>
<p>3) Do you think amending the boundary to include the existing site of Withy Patch is appropriate?</p>	<p>Two specific responses explicitly stated they considered this was an appropriate approach; one stated the expansion of the site should be addressed separately; two were unsupportive due to drainage concerns. In addition the Environment Agency stated it has no concerns in principle with the potential relocation of Withy Patch providing the flood risk is like for like or there is a betterment in terms of flood risk; any future expansion of the site would require land raising to be carried out prior to any application for additional pitches. Other comments made in relation to this question actually refer to wider issues</p>
<p>4) Do you think the relocated Withy Patch site is in the appropriate location ?</p>	<p>Explicit supports were received from 3 respondents, two supporting the flexible approach, and one stating it was appropriate if it allowed for adjustment of the roundabout location if required. 2 respondents raised concerns in relation to drainage. (Please also see comments relating to the meeting with residents of Withy Patch).</p>

<p>5 Do you think showing the proposed Built Up Area Boundary as indicative is appropriate? Is there an alternative way of addressing this matter?</p>	<p>Although few comments were received in response to this question (3), the approach appears to be supported as it allows for appropriate flexibility. (A detailed boundary can be determined at application stage, based on drainage, landscape, ecology and other relevant evidence).</p>
<p>General Comments Made (not specifically relating to the consultation questions).</p>	<p>A technical report in relation to the proposed roundabout was submitted. The following issues were also raised; traffic congestion, lack of infrastructure, sequencing (delivery) of infrastructure, and support for the proposed country park. Several respondents raised concerns in relation to flood risk and drainage matters. In addition one respondent stated that the Local Plan needs to overtly recognise the relationship between the New Monks Farm and Airport allocations, especially in terms of viability and deliverability.</p> <p>In addition West Sussex County Council responded with regards to additional transport work, and in their role as Lead Local Flood Authority. WSCC previously reviewed the submitted evidence and found no reason why the sites would not meet the Sequential test and Parts 1 and 2 of the Exceptions test. WSCC will continue to work with and advise Adur on the site specific flood risk assessment elements of the exception tests for all allocated sites. The comments also referred to the Lancing Surface Water Drainage Plan (published after the Proposed Submission Adur Local Plan 2014), and the need for new development to leave space for suitable and adequate drainage arrangements within the boundaries of the site, follow the appropriate drainage hierarchy set out in new guidance and not increase offsite flood risk.</p>