



ADUR DISTRICT  
COUNCIL

Executive Member for Regeneration  
26 November 2018

Decision to be taken on or after  
4 December 2018

Key Decision: No

Ward(s) Affected: All Adur wards outside South Downs National Park.

**Draft Adur Supplementary Planning Document: Demonstrating Genuine  
Redundancy of Employment Sites**

**Report by the Director for the Economy**

**Recommendations**

2.1 Recommendation One

- It is recommended that approval is given to publish this draft document for public consultation.

**1. Introduction**

- 1.1 A Draft Supplementary Planning Document has been produced to support Policy 25 of the Adur Local Plan 2017. This SPD has been prepared to help applicants (and prospective applicants) to better understand the intentions of Policy 25 of the Adur Local Plan; the steps they will need to go through, and the information they will need to supply to support any planning application which would result in loss of employment floorspace. It will also assist Officers and Members by giving them a framework against which relevant applications can be assessed. Once adopted, the SPD will form a material consideration in planning decisions.

**2. Context**

- 2.1 Policy 25 of the Adur Local Plan 2017 seeks to ensure that outside of three employment sites (Dolphin Road Industrial Estate, Lancing Business Park, and Shoreham Airport) which are protected for B class uses, there is a presumption against loss of land or buildings, currently in employment use, or

loss in use for employment purposes. This policy, together with others in the adopted Local Plan, seeks to ensure that a range of employment sites and premises are available within Adur in order to support economic growth.

- 2.2 The Draft SPD sets out what information will be required by the Council to demonstrate that the policy tests have been met. Further details may be found in the report to Adur Planning Committee of 5th November 2018.

### **3. Issues for consideration**

- 3.1 It is proposed that the Draft SPD is published for consultation for a period of 6 weeks. Following consideration of comments received, any necessary amendments will be made, and the SPD will be progressed to adoption, at which point it will become a material consideration in planning decisions.
- 3.2 The Adur Local Development Scheme 2018-2020 states that this SPD will be consulted on October-November 2018.

### **4. Engagement and Communication**

- 4.1 The draft document has been prepared in liaison with Officers from the Planning (Development Management and Policy Teams) and Regenerations Teams. Public consultation will be undertaken for a period of 6 weeks (consistent with the Adur and Worthing Statement of Community Involvement). All interested parties on the Adur Planning Policy consultation database will be contacted, together with relevant organisations such as the Worthing and Adur Chamber of Commerce. The consultation will also be made available on the Council's webpage, and publicised on social media.
- 4.2 Please note that the Draft SPD was taken to the Adur Planning Committee on 5th November 2018; Members noted the report; no comments were requested to be forwarded to the Executive Member.

### **5. Financial Implications**

- 5.1 The cost of preparing the Supplementary Planning Document will be funded from within existing budgets.

## **6. Legal Implications**

- 6.1 The National Planning Policy Framework confirms that SPDs should only be used where justified and where they can help applicants make successful applications. Part 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out statutory requirements for the preparation of SPDs, which includes an obligation to consult.

### **Background Papers**

- Report to Adur Planning Committee 5th November 2018
- Adur Local Plan 2017
- Adur and Worthing Statement of Community Involvement.

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## **Sustainability & Risk Assessment**

### **1. Economic**

- This document will have a positive economic impact, through assisting compliance with Policy 25 of the Adur Local Plan, which aims to retain a wide range of employment sites and buildings within Adur in order to support the economy.

### **2. Social**

#### **2.1 Social Value**

- By supporting opportunities for employment the document will have a positive impact in terms of reducing the risk of unemployment and adverse economic and health benefits associated with this.

#### **2.2 Equality Issues**

- No issues identified..

#### **2.3 Community Safety Issues (Section 17)**

- No issues identified.

#### **2.4 Human Rights Issues**

No issues identified.

### **3. Environmental**

- No issues identified. The document does not allocate new employment sites.

### **4. Governance**

- The SPD will support the Council's adopted Adur Local Plan; the 'Financial Economies' of Platforms for Our Places (in particular 1.7), and the Adur and Worthing Economic Strategy 2018-23.
- Supporting the retention of employment sites, and therefore jobs, in the area should be seen as a positive behaviour by partners and the community.
- No resourcing, risk management or governance issues identified.