

**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.

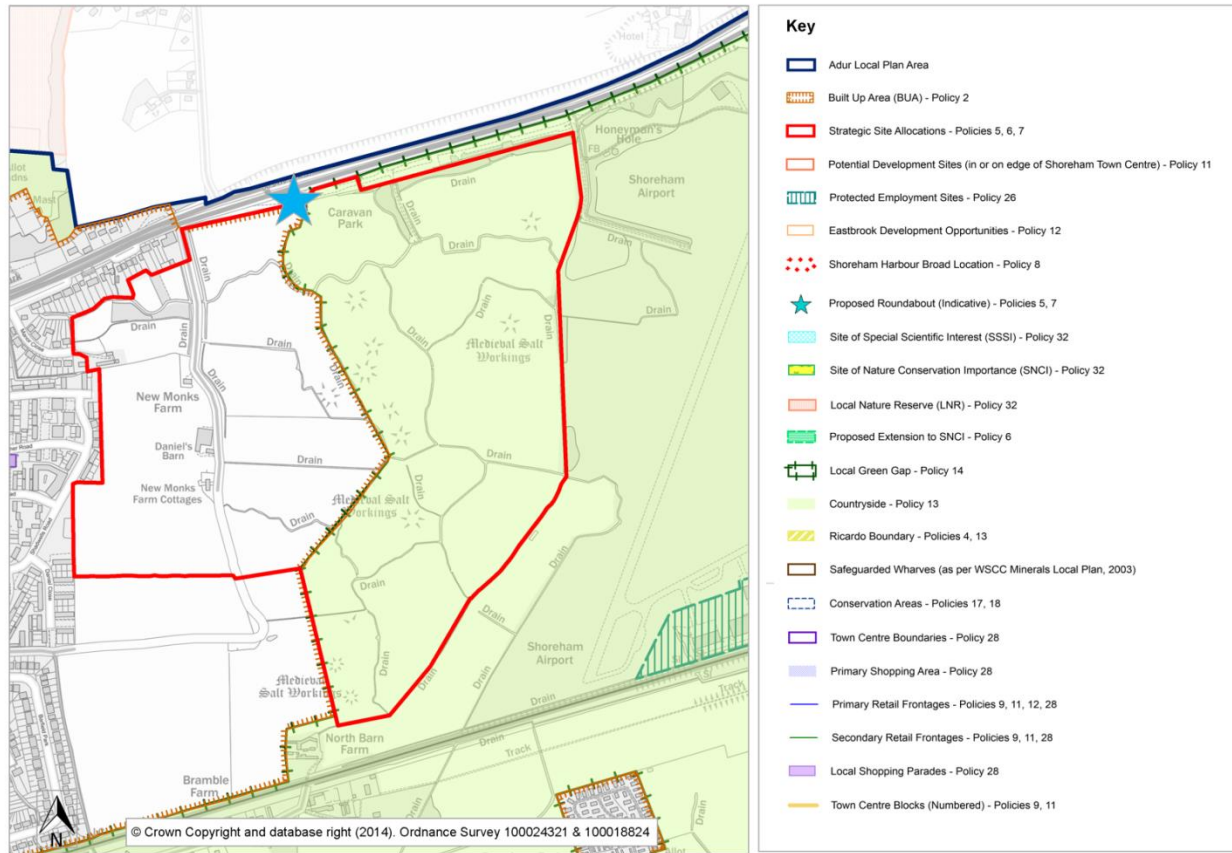
Previous Proposals

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.

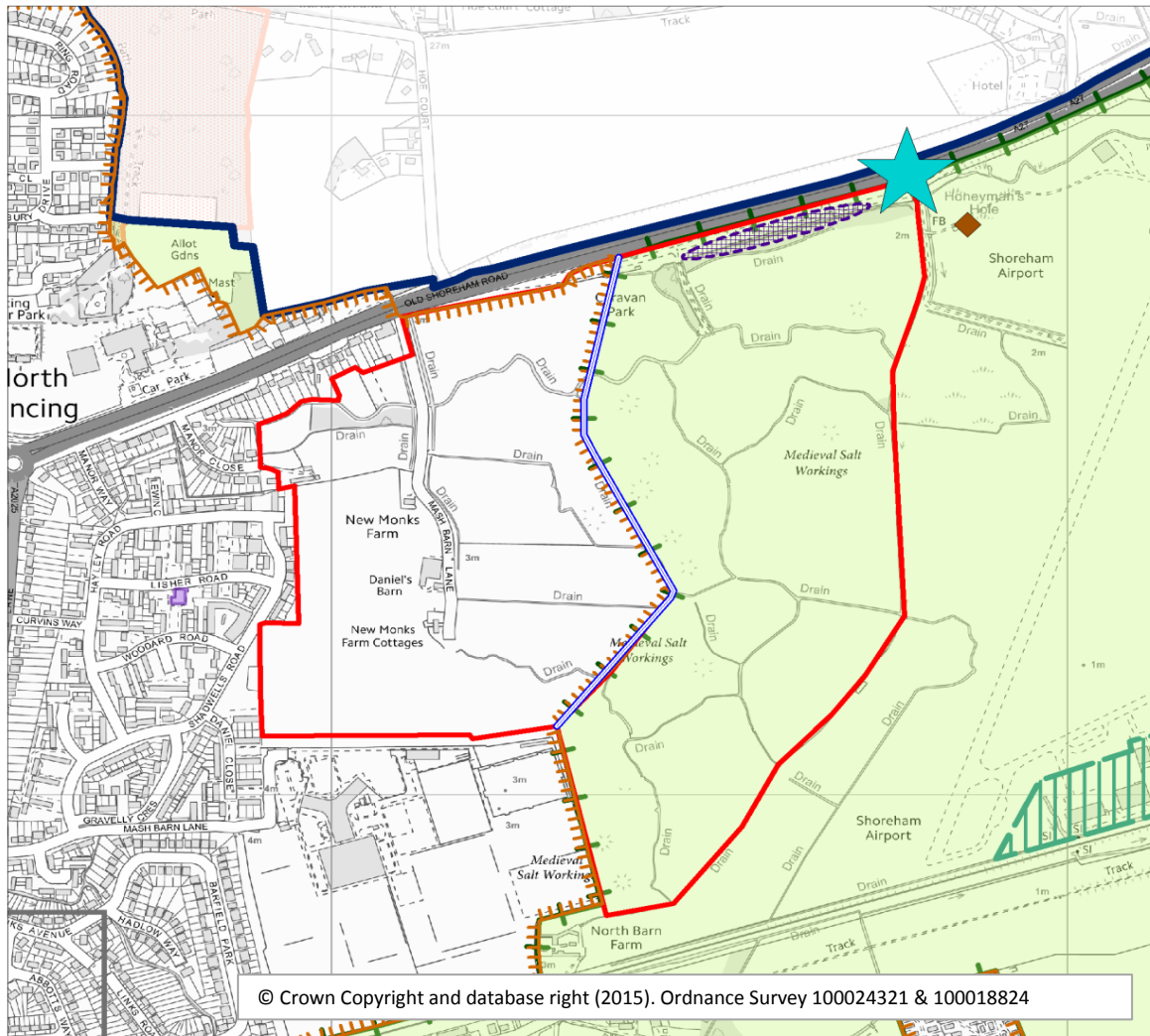
Why? Including this area within the site boundary will mean that the relocated site and flood risk improvements will be delivered as part of the development at New Monks Farm.

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.