

LOCAL PLAN SUBCOMMITTEE

30 June 2016 at 6.00 p.m.

Present : Councillors Cooper (Chairman), Bower (Vice-Chairman), Ambler, Mrs Bence, Bicknell, Chapman, Charles, Elkins, Mrs Hall, Oppler and Mrs Stainton.

Councillor Miss Rhodes was also in attendance at the meeting.

1. Apologies for Absence

Apologies for absence had been received from Councillors Mrs Brown and Mrs Maconachie.

2. Declarations of Interest

The Monitoring Officer has advised Members of interim arrangements to follow when making declarations of interest. They have been advised that for the reasons explained below, they should make their declarations on the same basis as the former Code of Conduct using the descriptions of Personal and Prejudicial Interests.

Reasons

- The Council has adopted the government's example for a new local code of conduct, but new policies and procedures relating to the new local code are yet to be considered and adopted.
- Members have not yet been trained on the provisions of the new local code of conduct.
- The definition of Pecuniary Interests is narrower than the definition of Prejudicial Interests so, by declaring a matter as a Prejudicial Interest, that will cover the requirement to declare a Pecuniary Interest in the same matter.

Councillor Elkins declared a personal interest as Arun's appointed member of the Littlehampton Harbour Board in the event of any discussion taking relating to the Harbour Board.

Councillor Bicknell declared a personal interest as an employee of Southern Water should any discussion take place with regard to strategic services water management.

3. Minutes

The Minutes of the meeting held on 1 March 2016 were approved by the Subcommittee and signed by the Chairman as a correct record.

4. Start Times

The Subcommittee

RESOLVED

That the start times of meetings for the remainder of 2016/17 be 6.00 p.m.

5. Arun Local Plan – Evidence Base Update

In presenting this report, the Head of Planning Policy & Strategic Development reminded Members that work was being carried out to support the modifications to the Local Plan. The first set of completed studies had now been received and the summaries and implications of those were set out in the report for consideration.

The Head of Planning Policy & Strategic Development stressed that what was being considered were modifications to an already submitted Local Plan and not a new Plan; whilst the evidence base was required to support the whole of the Plan, what would ultimately be presented to Members would be modifications to the Plan only. It was also important to be aware that the studies were providing evidence that would support future decisions on planning policies – they were not planning policy documents.

The report summarised the detail of the studies that had been completed so far and provided an update on progress associated with the evidence base work required which would in due course inform the main modifications required to the Plan and which would be presented to the meeting in September when they were completed.

The Head of Planning Policy & Strategic Development the Members through the main points of the studies, summarised as follows:-

Littlehampton Economic Growth Area (LEGA) Delivery Study

This had been prepared in response to a number of comments made by the Inspector at the first set of examination sessions whereby he had been unable to find the proposed allocation sound on the basis of an outstanding objection from the Environment Agency (EA) and uncertainty about what the proposals were and where development would go. Its aim was to address the issues raised by the Inspector and provide robust evidence that could enable the LEGA policy to be found sound at the resumed Local Plan Examination.

The report had been prepared in close consultation with the EA and had resulted in the site being removed from flood zone 3b. The study set out a clear vision for the area and provided guidance for its future development, with the vision for the West Bank being for a comprehensive, mixed use regeneration scheme which would provide the area and Littlehampton Harbour with a sustainable long term future. Members were directed to the key implications set at paragraph 2.7 and which included a revised site boundary which would extend the site westwards.

Employment Land Needs Study

This update reviewed the higher housing delivery scenarios as well as future employment space requirements based on different scenarios. It considered the likely net change in jobs as a result of the housing numbers and employment space requirements. The main points of the study highlighted that

- There was going to be an oversupply of employment land
- There is an undersupply of office space currently; and
- We will need to work with neighbours around where may be the most appropriate locations for accommodating their needs

The Subcommittee heard that officers were discussing additional work with the consultants around a full employment strategy for the plan and this would be presented at a later date.

Habitats Regulation Assessment

The Subcommittee was advised that this was a high level assessment of ecological implications associated with possible development scenarios in terms of number and locations. For the purposes of a Local Plan, the document was necessarily high level and considered designated sites – species specific and local ecological designations would need to be considered at a detailed planning application stage.

The conclusions of the report were that there was potential for significant adverse impacts from development at Pagham South and that there were in-combination impacts with sites at Pagham and Bersted as currently proposed. It stated that any development at Pagham South should be outside of the 400m boundary of the protected Special Protection Area (SPA) site to reduce impacts and that mitigation from development at Bersted would be required as a result of potential for disturbance at the SPA.

The Head of Planning Policy & Strategic Development highlighted that the remainder of the report on the table provided a brief update on on-going evidence base work that would be reported to future meetings when completed.

Following consideration and responses to some questions raised, the Subcommittee

RESOLVED

That the update provided on the progress of evidence base studies commissioned to support the preparation of main modifications to the Arun Local Plan (2011-2031) Publication Version (October 2014) be noted.

6. Gypsy and Traveller and Travelling Showpeople Sites Assessment Methodology

The Senior Planning Officer reminded the Subcommittee that the Gypsy and Traveller and Travelling Showpeople sites assessment methodology had been approved at its meeting on 1 March 2016. She now presented this report which sought approval to amend the methodology at table 1 and to correct any typographical errors. The amendments were advised as:-

- Paragraph 2.2 updated to remove incorrect references
- Table 1 key altered to show very positive and very negative
- Criterion numbers in Table 1 updated
- Criteria Description from Local Plan 2011-2031 Publication Version October 2014 Policy H SP5 added below Table 1.

The Subcommittee

RESOLVED

That the update of the methodology for use by officers in the assessment of potential sites for Gypsy and Traveller and Travelling Showpeople be approved.

7. Response to Consultation on Draft West Sussex joint Minerals Local Plan (Regulation 18)

In presenting this report, the Senior Planning Officer highlighted that the key concern the Council had set out in its response related to Policy M10 which potentially impacted on the Littlehampton Railway Wharf.

Support was expressed for the response and the Subcommittee then

RESOLVED

That the main points of the consultation document and the officer response to the consultation, as sent and set out in the report, be noted.

8. Felpham Conservation Area Character Appraisal

The Principal Conservation Officer advised the Subcommittee that the Felpham Conservation Area Character Appraisal had been prepared and published for a 6 week period of public consultation. That consultation had taken place and the responses assessed and incorporated into the document, where relevant. Members were requested to consider the Appraisal and recommend to Full Council that it be adopted.

In participating in a brief discussion, comment was made with regard to the ruination of flint walls in the District. Views were expressed that flint walls were part of the character of the area as a whole and the Principal Conservation Officer undertook to study the Heritage Policy within the emerging Local Plan to see if steps could be taken to protect them.

The Subcommittee

RECOMMEND TO FULL COUNCIL

That the Felpham Conservation Area Character Appraisal be adopted for use in the planning process.

9. Brighton and Hove's City Plan (Part One)

The Subcommittee was advised by the Senior Planning Officer that the key concern for Arun District Council was the failure of Brighton and Hove's City Plan (Part One) to meet the objectively assessed need (OAN) for new housing, which could potentially have implications at the Arun Local Plan Examination under Duty to Cooperate as it sought to meet only 44% of the OAN for new housing.

Members requested to know what the implications for Arun would be and they were informed that (1) it was important to note that the OAN was not necessarily the planning requirement figure; and (2) none of the authorities in the housing market area (HMA) were currently able to meet their OAN. It was felt that Arun would not be able to take up the slack but part of the overall discussion that needed to be had going forward had to involve the whole of the HMA. It was going to be difficult for Arun because of the constraints in the district, as for all the other neighbouring authorities.

Arun was not a direct neighbouring authority but was one of the authorities working on the Local Strategic Statement for the Coastal West Sussex and Greater Brighton area and, as such, was committed to further engagement and sub-regional work in line with the Duty to Cooperate.

Following further general comments regarding the difficulties to be faced, the Subcommittee

RESOLVED

That it be noted that the Brighton and Hove City Plan (Part 1) was adopted on 24 March 2016.

10. Response to Consultation on Worthing Borough Council's Issues and Options Document

The Head of Planning Policy & Strategic Development presented this report which detailed the main points being consulted on and the officer response to that consultation from Worthing Borough Council on its Issues and Options document.

It was felt that the main issues for Members to consider were housing (paragraph 2.14), as a number of potential sites were listed in the consultation, with two of those adjoining the boundary with Arun, namely Site 4 Goring/Ferring Gap and Site 5 Chatsmore Farm, as detailed at paragraphs 3.14 and 3.15. Worthing was looking at all options in respect of housing delivery and Arun's consultation response was suggesting that alternative densities should be tested and that a pragmatic approach be taken to proposals in urban areas.

Following consideration, the Subcommittee

RESOLVED

That the main points of the consultation document, evidence documents and the officer response, as sent and set out in the report, be noted.

(The meeting concluded at 6.40 pm)