

## LOCAL PLAN SUBCOMMITTEE

15 February 2017 at 6.00 p.m.

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

Councillors Bence, Dillon, Dingemans, Edwards, Hughes, Maconachie, Warren and Wheal were also present at the meeting.

### 30. Apologies for Absence

Apologies for absence had been received from Councillors Mrs Bence and Cooper.

### 31. 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.

There were no declarations of interest made.

### 32. Minutes

The Minutes of the meeting held on 6 December 2016 were approved by the Subcommittee as a correct record and signed by the Chairman.

### 33. Authority Monitoring Report 2015/16

In presenting the Council's Authority Monitoring Report for 2015/16, the Head of Planning Policy & Strategic Development highlighted that a revised and updated Local Development Scheme would be presented to the next meeting of the Subcommittee and this would then form the basis of assessing progress at this time next year.

Members were further advised that the report set out the Council's housing land supply position as at 31 March 2016 and that it was important to note that it reflected a 'policy off' position whereby the Council was unable to include any housing numbers from potential strategic allocations in the Local Plan. When examination of the Plan takes place it would be assessed against a 'policy on' position, which would include allocations and matters such as constraints, e.g. environmental and infrastructure, and that would be set out in the Housing Implementation Strategy to be published alongside the proposed modifications.

Following a Member question with regard to deliverability of parish allocations within the Housing Implementation Strategy and a response from the Head of Planning Policy & Strategic Development, the Subcommittee

#### RECOMMEND TO FULL COUNCIL

That the Authority Monitoring Report 2015/16 be adopted.

*(During the course of discussion on the following item, Councillor Bicknell declared a personal interest as mention had been made to Southern Water and he was an employee of that company.)*

### 34. Arun Local Plan – Evidence Base Update

The Head of Planning Policy & Strategic Development presented this report which provided an update on three important evidence base studies that would inform the modifications to the Local Plan, namely:-

- Arun Transport Study (ATS)
- Arun Viability Study
- Infrastructure Development Plan

Members were advised that these documents provided a general overview in terms of testing sites and numbers in order to consider whether there were any reasons an allocation was unlikely to be delivered. They were not required or intended to be a full detailed assessment of each individual site with a full list of infrastructure and mitigation - those details would be fully assessed at a planning application stage but the above reports did provide a starting point for major issues.

The Head of Planning Policy & Strategic Development stated that the Arun Transport Study had been updated, with the transport model in the County having been re-validated and the development scenarios tested that had been agreed by the Subcommittee in March 2016. The final stage of the work tested those sites being considered for strategic allocations with regard to their impact on the highway network. It identified 15 junctions where impacts would be such that mitigation would be required. Some of those junctions already had mitigation planned through existing commitments and the remainder had been designed to demonstrate that mitigation was capable of being delivered.

The Subcommittee then heard that the viability report into the Local Plan considered general viability issues by making high level assumptions and that it was not intended to be a site by site assessment of viability but, rather, a general appraisal of the Plan as a whole.

It was considered that the findings were that the Local Plan was deliverable overall and that an affordable housing requirement of 30% was also considered to be robust.

With regard to the Infrastructure Development Plan (IDP), that sought to ensure that appropriate infrastructure was delivered alongside potential strategic allocations through consultation with infrastructure providers. Again, it was not intended to be a site by site assessment of the full planning obligation requirements but to identify major elements of infrastructure. Estimated costs were given, as well as how elements of infrastructure would be delivered. The IPD would be subject to review and updates over time and issues such as waste water and secondary education would need to be finalised before the Plan was re-examined.

A query was raised as to why contributions should be made towards improvements at the A27 Crocker Hill Roundabout and a response was given that officers at the District Council and the County Council had investigated this and that was the outcome of the modelling work that had been undertaken. The County Council had been requested to attend the next meetings of the Subcommittee and Full Council when the modifications were to be considered.

Following further general comments relating to highway infrastructure, 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.

(The meeting concluded at 6.24 pm)