

Please note that this meeting will be broadcast live on our website at www.arun.gov.uk from 6.00 p.m. onwards

Members are requested to bring this Agenda with them to the meeting on 9 March 2017

Committee Manager: Carrie O'Connor (Ext 37614)

24 February 2017

LOCAL PLAN SUBCOMMITTEE

A meeting of the Local Plan Subcommittee will be held in the Council Chamber at the Arun Civic Centre, Maltravers Road, Littlehampton on **Monday 6 March 2017 at 6.00 p.m.** and you are requested to attend.

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

A G E N D A

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF INTEREST

Members and Officers are reminded to make any declaration of personal and/or prejudicial/pecuniary interests that they may have in relation to items on this agenda.

You should declare your interest by stating:

- a) the item you have the interest in
- b) whether it is a personal interest and the nature of the interest
- c) whether it is also a prejudicial/pecuniary interest
- d) if it is a prejudicial/pecuniary interest, whether you will be exercising your right to speak under the normal procedure rules applicable to the Committee

You then need to re-declare your prejudicial/pecuniary interest at the commencement of the item or when the interest becomes apparent.

3 MINUTES

To approve as a correct record the Minutes of the meeting held on 15 February 2017 (attached).

4 ITEMS NOT ON THE AGENDA WHICH THE CHAIRMAN OF THE MEETING IS OF THE OPINION SHOULD BE CONSIDERED AS A MATTER OF URGENCY BY REASON OF SPECIAL CIRCUMSTANCES

5 ARUN LOCAL PLAN - PUBLICATION OF PROPOSED MODIFICATIONS FOLLOWING SUSPENSION OF THE EXAMINATION IN PUBLIC

To consider the attached report.

Please note the appendices to this report will be circulated under separate cover and will be uploaded to the Committees' meetings web page as additional papers.

Note: *Indicates report is attached for all Members of the Subcommittee only and the press (excluding exempt items). Reports can be accessed through the Council's website at www.arun.gov.uk

Members are also reminded that if they have any detailed questions, would they please inform the Chairman and/or relevant Lead Officer in advance of the meeting.

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)

ARUN DISTRICT COUNCIL

LOCAL PLAN SUB-COMMITTEE – 6 & 9 MARCH 2017

Subject : Arun Local Plan – Publication of Proposed Modifications Following Suspension of the Examination-in-Public

Report by : Neil Crowther, Head of Planning Policy & Strategic Development

Report date : 6th and 9th March 2017

NOTE ABOUT AGENDA ORDER FOR THE TWO MEETINGS

The Local Plan Sub-Committee meeting on the 6th March 2017 will consider issues relating to proposed modifications of the Local Plan (with the exception of Housing, Infrastructure Delivery and Transportation). It will also consider the following evidence base reports and background documents that support the modifications to the Local Plan;

- Sustainability Appraisal
- Habitat Regulations Assessment
- Housing Implementation Strategy
- Sequential and Exception Test to inform the Main Modifications
- Equalities Impact Assessment
- Consultation Statement
- List of Superseded Policies
- Employment Background Paper

The Local Plan Sub-Committee meeting on the 9th March 2017 will specifically consider issues relating to proposed modifications of section 12 of the Local Plan (Housing Delivery), including Infrastructure Delivery and Transportation. In addition, approval will be sought for the Local Development Scheme 2017-2020.

EXECUTIVE SUMMARY

The Arun Local Plan was submitted to the Secretary of State for Examination-in-Public on 30 January 2015. The Local Plan sets out a vision for the future of Arun up to 2031. It sets the future planning framework and provides up to date planning policies to be used in the consideration and determination of planning applications. The Plan covers the Arun Local

Planning Authority Area (LPAA), which equates to the Arun District Council administrative area excluding land within the South Downs National Park Authority boundary. Once adopted, the Arun Local Plan will form the statutory development Plan for the LPAA, alongside 'made' Neighbourhood Plans. The Local Plan will supersede all of the 'saved' policies of the 2003 Local Plan.

The Local Plan Examination-in-Public was formally suspended by the Planning Inspector in February 2016 following a Procedural Meeting and initial Hearing sessions. The suspension was granted to enable the Council to undertake further work and produce proposed modifications to the Local Plan in response to a range of observations and concerns identified by the Planning Inspector.

This report presents the proposed modifications that have been produced to the Arun Local Plan (Appendix 1) for approval so that they can be published and representations (comments) be invited accordingly by the Council for consideration by the Inspector. Following the six-week publication period, the modifications, together with representations received and all other supporting documentation produced by the Council, will be submitted to the appointed Planning Inspector in order to enable the Examination-in-Public of the Arun Local Plan to resume.

The modifications proposed constitute both 'minor' grammatical, and non-material changes to the Plan, and 'main' substantive material changes to the contents of the Plan.

The modifications have been informed through the production of a substantial amount of additional evidence by the Council over the previous twelve months, and are supported by a new Sustainability Appraisal and Habitat Regulations Assessment. In addition, the Council has produced a new Infrastructure Delivery Plan and Housing Implementation Strategy which provide detailed explanation as to how housing and infrastructure requirements will be met over the remainder of the Local Plan period. The evidence base which has informed the preparation of the modifications, together with supporting documentation, is available to view on the Examination page of the Arun District Council website.

RECOMMENDATIONS

That the Local Plan Sub-Committee **RECOMMENDS TO THE SPECIAL MEETING OF FULL COUNCIL ON 22 MARCH 2017** that

- 1) the proposed modifications to the Arun Local Plan, which are provided as Appendices 1 and 2 to this report, be approved;
- 2) the Evidence Base reports and Background Document listed are noted;

- Sustainability Appraisal
 - Habitat Regulations Assessment
 - Housing Implementation Strategy
 - Sequential and Exception Test to inform the Main Modifications
 - Equalities Impact Assessment
 - Consultation Statement
 - List of Superseded Policies
 - Employment Background Paper
- 3) the Director of Place, in consultation with the Chairman of the Local Plan Sub Committee and the Cabinet Member for Planning and Infrastructure, be given delegated authority to make any further non-material amendments to the proposed modifications arising from this meeting or as required prior to publication;
 - 4) should recommendation 1 be accepted, the Director of Place be authorised to publish the modified Arun Local Plan.
 - 5) the Director of Place be authorised to prepare a detailed schedule(s) of modifications and necessary documentation for publication and a six-week representation period in accordance with the requirements of the appointed Planning Inspector and relevant procedural guidance;
 - 6) following this 6-week representation period, that the representations to these proposed modifications be submitted to the Planning Inspector as part of his Examination of the Arun Local Plan;
 - 7) the Director of Place be authorised to produce and submit any supplementary information and documentation to the Planning Inspector to assist the Examination-in-Public as required.

1.0 LOCAL PLAN SUB-COMMITTEE MEETINGS

1.1 The Local Plan Sub-Committee meeting on the 6th March 2017 will consider issues relating to proposed modifications of the Local Plan (with the exception of Housing, infrastructure delivery and transportation). It will also consider the following evidence base reports and background documents that support the modifications to the Local Plan;

- Sustainability Appraisal
- Habitat Regulations Assessment
- Housing Implementation Strategy
- Sequential and Exception Test to inform the Main Modifications
- Equalities Impact Assessment
- Consultation Statement
- List of Superseded Policies
- Employment Background Paper

1.2 The Local Plan Sub-Committee meeting on the 9th March 2017 will resume to specifically consider issues relating to proposed modifications of section 12 of the Local Plan (Housing Delivery), including infrastructure delivery and transportation.

2.0 BACKGROUND

- 2.1 The Arun Local Plan was submitted to the Secretary of State for Examination-in-Public on 30 January 2015. The Local Plan sets out a vision for the future of Arun up to 2031. It sets the planning framework and up to date planning policies to be used in the consideration and determination of planning applications. The Local Plan covers the Arun Local Planning Authority Area (LPAA), which equates to the Arun District Council administrative area excluding land within the South Downs National Park Authority boundary.
- 2.2 The Secretary of State has appointed Inspector Jonathan Bore to conduct the Examination following the retirement of the initial Inspector, Roy Foster.
- 2.3 Once adopted, the Arun Local Plan will form the statutory development Plan for the Local Planning Authority Area, alongside 'made' Neighbourhood Plans, superseding the 'saved' policies of the 2003 Local Plan. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Local Plan will provide up to date planning policies for the District, in accordance with relevant national policy and guidance.
- 2.4 On 28 July 2015 the then appointed Planning Inspector for the Local Plan Examination (Roy Foster) wrote to the Council outlining his interim conclusions following the Procedural Meeting which had taken place on 16 July 2015. This letter (IDED13) provided a range of observations in relation to matters associated with the Local Plan, and identified a range of issues which the Council needed to address in taking forward the Plan. The letter also provided a suggested future way forward for the Council to consider in relation to the Examination-in-Public.
- 2.5 On 10 September 2015 the Council responded to the Inspector agreeing to the suspension of the Plan, and providing an indicative timetable for the suspension period (ADCED07 & ADCED08), which the Inspector subsequently agreed to.
- 2.6 A Hearing session took place on 14 January 2016 to specifically consider the objectively assessed needs for housing (OAHN). On 2 February 2016 Inspector Roy Foster and Inspector Jonathan Bore provided their conclusions on OAHN to the Council (IDED18). They concluded that OAHN was likely to be 845 dwellings per annum. At the same time the Examination was formally suspended in order to enable the Council to undertake the further work required, and to publish main modifications to the Plan accordingly, prior to the resumption of the Examination-in-Public in early 2017.

- 2.7 Following the suspension of the Local Plan Examination-in-Public in February 2016, Officers' have been working to produce modifications to the Local Plan which respond to the various concerns raised by the Planning Inspector. The scope and nature of changes required to the Plan has resulted in the Council undertaking a significant amount of additional technical evidence base work which has informed the proposed modifications to the Plan. Regular progress reports have been provided to the Sub-Committee in relation to progress being made. In addition, a series of regular briefing sessions have been held in order to update all Members on progress.
- 2.8 A number of new evidence base studies have been produced and presented on an ongoing basis to the Local Plan Sub-Committee. These studies have been produced to inform and support the proposed modifications to the Local Plan. The following are the main update studies and reports that have been produced. These are published on the Arun Local Plan Examination website (<http://www.arun.gov.uk/local-plan-examination>):
- Phase 2 Infrastructure Delivery and Phasing Plan (ADCED32)
 - Transport Study Stage 3 Final Report (ADCED33)
 - Local Plan Viability Assessment Update (ADCED34)
 - Housing and Economic Land Availability Assessment
 - Retail Study Update (ADCED31)
 - Strategic Flood Risk Assessment
 - Open Space Study, Playing Pitch Strategy & Indoor Sports Facilities Strategy (ADCED20-ADCED24)
 - Updated Housing Needs Evidence (ADCED26)
 - LEGA Development Delivery Study (ADCED15)
 - Employment Land Needs Update (ADCED14)
 - Strategic Surface Water Management Study (ADCED27)
 - Landscape Study (ADCED28)
- 2.9 In addition, the Sustainability Appraisal (ADCED35) and Habitat Regulations Assessment (ADCED36) which have informed, and accompany the proposed modifications to the Local Plan, are also to be published on the Local Plan Examination page.
- 2.10 The most significant modifications required to the Plan relate to the need for a substantial uplift to the housing requirements for the District. The latest evidence produced by GL Hearn (applying the approach endorsed by the Inspector through existing Hearings and interim conclusions) utilising the 2014 Sub-National Population Projections and associated Housing Projections indicates that OAHN equates to 919 dwellings per annum, or 18,380 dwellings over the Plan period 2011 – 2031. This is significantly higher than the OAHN in the Submitted Local Plan (580 dwellings per annum) or the OAHN figure recommended by the Local Plan Inspector (845 dwellings per annum) in February 2016 following the OAHN Hearing.

2.11 The Council has also considered what contribution the Plan can make towards the unmet housing needs of the Housing Market Area, in accordance with the correspondence received from the Planning Inspector.

3.0 PROPOSED MODIFICATIONS

3.1 Modifications are required to the Plan in order to resolve deficiencies and / or concerns that may otherwise make the plan unsound or not legally compliant. There are two types of modifications: The Main Modifications propose a change to the meaning of a policy or strategy and are proposed as being necessary to address the Inspector's requirements and to enable him to conclude his Examination and find the Local Plan sound. Minor Modifications consist primarily of updating, typographical and grammatical errors which are not considered to materially alter the plan.

3.2 Officers have carefully considered the modifications required to the Plan, taking into account national planning policy requirements and guidance. In addition, a critical friend review of the proposed modifications has been undertaken through the Planning Advisory Service, and advice obtained from other specialist consultants where appropriate. Legal advice has been sought where required to inform the modifications proposed. The key proposed modifications to the Plan are provided as Appendix 1 (in tabular format) and Appendix 2 (as a tracked change version of the Arun Local Plan Submission Document showing all Main and Minor modifications together). The appendices should be read in conjunction with one another in order to provide a comprehensive view of the changes proposed.

3.3 It should be noted that, whilst modifications to the Local Plan are complete, the modifications table is not yet fully completed and it will need to be completed to mirror all of the modifications within the Plan. It is included to show the key changes, how the modifications will appear and how they will be presented to the Inspector.

3.4 The Inspector raised a range of observations, comments and concerns following the first set of examination days, which the Council is seeking to address through the proposed modifications to the Local Plan. The following sections of the report provide a summary overview of the key issues raised by the inspector by topic, and the actions undertaken by the Council to remedy the concerns through further work and proposed modifications to the Local Plan.

3.5 The main changes are highlighted in the following table;

	Chapter	Changes
2.	Overview	<ul style="list-style-type: none"> • Mainly minor text changes • Updated references • No policies
3.	Spatial Portrait	<ul style="list-style-type: none"> • Mainly minor text changes • Updated references • No policies
4.	Vision & Objectives	<ul style="list-style-type: none"> • Minor text changes
5.	Key Diagram	<ul style="list-style-type: none"> • Updated diagram
6.	Sustainable Place	<ul style="list-style-type: none"> • Mainly minor text changes • Updated references • New Policy SP SD1a
7.	Settlement Structure & Green Infrastructure	<ul style="list-style-type: none"> • Mainly minor text changes • Updated references • No new policies
8.	Employment & Enterprise	<ul style="list-style-type: none"> • Mainly minor text changes • Updated references resulted in a lot of deleted text • New policy EMP SP1 • Merged economic regeneration policy EMP SP2
9.	Retail	<ul style="list-style-type: none"> • Mainly minor text changes • Updated references • No new policies
10.	Tourism	<ul style="list-style-type: none"> • Mainly minor text changes • Updated references • No new policies
11.	Soil, Horticulture & Equine Developments	<ul style="list-style-type: none"> • Mainly minor text changes • No new policies
12.	Housing Delivery	<ul style="list-style-type: none"> • Chapter largely re-written • Updated references • New policies HSP1 and H SP2 • New policies H SP3 – H SP5 relating to site allocations • Revised affordable housing mix H SP2
13.	Design	<ul style="list-style-type: none"> • Removal of a lot of unnecessary text • No new policies
14.	Health, Recreation & Leisure	<ul style="list-style-type: none"> • Mainly minor text changes • Updated references • No new policies • Updated list of strategic priorities • Updated open space requirements OSR

		DM1
15.	Transport	<ul style="list-style-type: none"> • Mainly minor text changes • Updated references • No new policies • New reference to Ford Railway Bridge T SP3
16.	Conservation & Heritage	<ul style="list-style-type: none"> • Mainly minor text changes • Updated references • No new policies
17.	Natural Environment	<ul style="list-style-type: none"> • Mainly minor text changes • Updated references • No new policies • ENV DM2 includes reference to Pagham Harbour mitigation
18.	Water	<ul style="list-style-type: none"> • Mainly minor text changes • Updated references • No new policies
19.	Natural Resources	<ul style="list-style-type: none"> • Mainly minor text changes • Updated references • No new policies
20.	Waste Management	<ul style="list-style-type: none"> • Mainly minor text changes • Updated references • No new policies
21.	Quality of the Environment	<ul style="list-style-type: none"> • Mainly minor text changes • Updated references • No new policies
22.	Infrastructure	<ul style="list-style-type: none"> • Minor text changes
23.	Monitoring	<ul style="list-style-type: none"> • No change

Housing and Growth Distribution

- 3.6 The Inspector indicated that further work was required to assess the proposed allocations against other reasonable alternative spatial strategies, including further consideration of ecological impacts, accessibility / transport mitigation measures, flooding, drainage, and viability.
- 3.7 The Council has produced a new and up to date Sustainability Appraisal which considers and assesses the spatial strategy against other reasonable alternative spatial strategies. The Council has undertaken extensive 'testing' of a range of spatial options and scenarios in order to inform the revised Strategic Allocations for the Local Plan. An extensive range of new evidence has considered in detail the potential impacts of proposed allocations and identified mitigation measures accordingly, which have been factored into the Infrastructure Delivery Plan and Viability Study.

- 3.8 The Council has proposed substantive modifications to chapter 12 of the Local Plan 'Housing Delivery' to reflect 'testing' of spatial options, Sustainability Appraisal, other evidence, and the substantial increase in OAHN for the District.
- 3.9 Through the proposed modifications, Arun District Council is planning to meet an updated housing requirement. The proposed modifications to the Local Plan respond to the latest evidence, which indicates an OAHN equating to 919 dwellings per annum.
- 3.10 A Housing Implementation Strategy (ADCED37) has been produced which provides explanation and justification in relation to the modified housing requirements and supply of the Local Plan. This includes the use of a phased trajectory to reflect future delivery rates, taking into account constraints and the nature of future housing supply and sites which are proposed for allocation in order to meet the OAHN.
- 3.11 In addition, the Inspector suggested that the Council should give further 'thorough, informed consideration' in relation to the contribution that Arun may or may not be able to make towards unmet needs from elsewhere during the suspension period of the Examination.
- 3.12 Through the suspension period ADC has undertaken a thorough review of the unmet housing needs within the Housing Market Area through ongoing discussions with neighbouring local planning authorities, and through an assessment of the contribution that Arun can make. The Council will agree a Memorandum of Understanding with Chichester District Council, Adur District Council and Worthing Borough Council (and other authorities within the Housing Market Area (HMA), if needed) in order to demonstrate agreement with the approach included within the Local Plan in relation to cross-boundary issues prior to the resumption of the Examination.
- 3.13 The modifications to the Local Plan result in a housing requirement of 20,000 dwellings over the Plan period between 2011 and 2031. The housing supply comprises of:
- Completions (2011-2016) – 3,047 dwellings;
 - Commitments (large sites) - 3,090 dwellings;
 - Commitments (small sites) - 216 dwellings;
 - Neighbourhood Plan Allocations - 491 dwellings;
 - Deliverable HELAA sites - 408 dwellings;
 - Non-Strategic Sites - 1,250 dwellings;
 - Windfall - 922 dwellings; and
 - Strategic Site Allocations - 10,650 dwellings.

- 3.14 Strategic Site Allocations comprise of the following sites:
- Greater Bognor Regis Urban Area – Pagham South, Pagham North and West of Bersted;
 - Greater Littlehampton Urban Area – Littlehampton Urban Area;
 - Inland Arun - Barnham / Eastergate / Westergate (BEW), Fontwell, Yapton, Ford, Climping, Angmering North and Angmering South and East.
- 3.15 This follows extensive testing and assessment of options to significantly boost the housing land supply in the District, taking into account the latest evidence, and discussions with LPAs within the HMA in relation to the consideration of unmet housing needs of the HMA within the Arun Local Plan.
- 3.16 Following extensive testing and assessment of options to boost the housing land supply, and discussions with LPAs within the HMA in relation to the consideration of unmet housing needs of the HMA, the Council proposes modifications to the Local Plan which will result in the provision of a minimum of 1,600 dwellings towards the unmet needs of the Housing Market Area (over and above the OAHN requirement of 18,400 dwellings). This is reflected in the proposed modifications to policies, the Housing Implementation Strategy and in due course will be in the Duty to Cooperate Statement.
- 3.17 The Sustainability Appraisal (2017) has considered how surplus housing supply within the Arun Local Plan can contribute towards the unmet needs of neighbouring local planning authorities.
- 3.18 The evidence of exceptionally strong links between Arun, Chichester and Worthing has resulted in detailed discussions with these authorities about sites that could contribute toward their unmet needs. The next strongest links are with Horsham but they are able to accommodate all of their needs within their recently adopted Local Plan and have confirmed they do not therefore have any unmet needs.
- 3.19 Because of the high levels of out commuting to Chichester from the western areas of Arun District, locations such as Pagham, Bersted, Fontwell and BEW are most likely to contribute to their needs. Conversely, due to the high levels of out commuting to Worthing from the eastern parts of Arun District, locations such as Angmering and West Bank, Littlehampton are most likely to contribute towards their needs.
- 3.20 Based on the capacity of the proposed housing sites within Arun and the anticipated phasing of these developments, it is assumed that some of Arun District Council's neighbours' unmet housing need could be provided for during years 6-10 of the plan period [2021-2026] (i.e. not within the first five years [2016-2021] or the last five years [2026-

2031] of the plan as there is an anticipated shortfall of land supply within Arun during these times).

- 3.21 Each of the neighbouring local planning authorities has confirmed that they are unable to provide housing towards the shortfall that is projected to occur in Arun in the first five years [2016-2021] or the last five years [2026-2031] of the plan period.
- 3.22 Chapter 12 of the modified Local Plan has had the most amendments. New policies H SP1 and H SP2 set out the overall Plan requirements for housing as well as over-arching requirements for all strategic housing allocations to comply with. Policies H SP2a – H S2c then go on to set out detailed requirements that are specific to each allocated site.
- 3.23 Through the preparation of the proposed modifications two potential sites/locations were discounted for inclusion as Strategic Sites. These were Ferring East and Middleton-On-Sea.
- 3.24 The sites have been assessed by consultants as part of the many background evidence studies (including the Landscape Study, the Strategic Flood Risk Assessment and the Sustainability Appraisal). The sites were discounted by the Council through the Sustainability Appraisal process due to significant constraints which could not be satisfactorily mitigated.
- 3.25 The site at Ferring forms part of the gap between Ferring and Goring. Whilst development is spread along the coastline, Ferring retains a degree of separation from both Kingston and Goring-by-Sea due to areas of undeveloped countryside inland to the west and along the coast to the east.
- 3.26 The site at Ferring East was discounted, based primarily on the conclusions of the Landscape Study which includes an assessment of the capacity of the site to accommodate housing development. The study determines the landscape capacity of the site by considering sensitivity and value. Areas with a higher sensitivity and/or value have a lower suitability for development than areas with lower sensitivity and/or value.
- 3.27 The site has been assessed to have substantial landscape sensitivity due to its contribution to the separation between settlements, its contribution to the setting of the surrounding landscape and settlement, and its visual sensitivity. In addition, it also has substantial landscape value due to its local distinctiveness, its contribution to the setting of the coastline and the National Park, along with its recreational value. The site is therefore judged to have negligible/low landscape capacity, making it unsuitable for development.

- 3.28 The site provides a visual connection uninterrupted by development, between the undeveloped coastline and the South Downs National Park, including Highdown Hill, to the north and is open to view from the South Downs National Park, including Highdown Hill to the northwest. It forms a significant break in the view of development along the coastline. It was the only site assessed as having such significant landscape constraints.
- 3.29 The site at Middleton-On-Sea occupies a relatively large area which partially adjoins the northern settlement edge, either side of the B2132. The A259 forms the northern edge of the site. Based on the Landscape Study, the nature of the site means that the majority of it is considered to have either a low or low/medium capacity for development. In addition, the site was also discounted owing to the significant potential impacts on flooding, particularly as a result of climate change. The Strategic Flood Risk Assessment estimated that approximately 71% of the site would be at significant risk of flooding in 2111. The developable area of the site that remained was therefore below the threshold to be considered as a strategic allocation.
- 3.30 The modifications remove the 'Parish and Town Council Housing Allocations' previously included within Policy H SP1. Instead, smaller 'Non-Strategic Sites' of less than 300 dwellings will be identified through Neighbourhood Plans or a Site Allocations Development Plan Document. This follows the report and subsequent resolution of the Sub-Committee on 6 December 2016 (Minute No. 27 refers).

Employment Provision

- 3.31 The Inspector queried whether or not the policies of the Submitted Local Plan provide a sound basis for employment provision up to 2031, and whether or not this is sufficiently aligned with housing provision. He also questioned the deliverability of Enterprise Bognor Regis.
- 3.32 The Council has undertaken further work to consider the implications of the uplift in OAHN, and has amended relevant policies accordingly to ensure that employment provision will be aligned with housing provision, taking into account the aspirations of the Local Plan, and the unmet needs of the wider area.
- 3.33 A report has been prepared in relation to Employment Needs and provision (ADCED43). A number of modifications have been proposed to relevant policies in the Employment and Enterprise Chapter of the plan in order to provide up to date and sound policies in relation to future employment provision.
- 3.34 The most significant modification to the chapter is insertion of a new policy EMP SP2: Economic Growth Areas which amalgamates the content of previous policies EMP DM 3: Littlehampton Harbour and

EMP DM4: Knowledge and Cultural Based Economic Growth and Regeneration.

Relationship between the Arun Local Plan and 'made' Neighbourhood Plans

- 3.35 The Inspector raised some potential inconsistencies between the emerging Arun Local Plan and 'made' or emerging Neighbourhood Plans. The Council has given consideration to the potential inconsistencies highlighted and amended policies accordingly. It will be necessary to produced, for clarity, a list of policies that are contained in made Neighbourhood Plans that will be superseded by the Arun Local Plan, when it is adopted.

Littlehampton Economic Growth Area

- 3.36 The Inspector suggested that references to the Littlehampton Economic Growth Area are unclear and confusing, and that further consideration is required in relation to soundness and deliverability of a housing allocation in this location. Specifically, he made reference to the representations from the Environment Agency, where they considered there was insufficient justification provided to outweigh the flood risk associated with the location, against other alternatives.
- 3.37 The Council has produced a comprehensive study (ADCED15) which considers in further detail the delivery of the proposed allocation, responding to the concerns raised by the Inspector. The Council has also produced supporting statements to set out how the sequential and exception tests have been applied so that flooding has been considered in accordance with the National Planning Policy Framework (ADCED39). A number of substantive changes have been proposed to the Local Plan to reflect the concerns raised.
- 3.38 The Council has proposed a number of modifications to provide a clear policy framework to enable the regeneration of the Littlehampton Economic Growth Area and the delivery of the West Bank housing allocation. A new policy EMP SP2 has been introduced into section 8 'Employment and Enterprise' in order to provide a clear policy framework for the Economic Growth Areas (EGAs) at both Littlehampton and Bognor Regis. The proposed Strategic Housing Allocation for Littlehampton - West Bank, is included within Policy H SP4 of section 12 'Housing Delivery'. This allocation sits within the wider LEGA boundary, as indicated on the modified Policies Map.

Presentation

- 3.39 The Inspector indicated that the Local Plan is too long, and the content and presentation is sometimes confusing. Whilst acknowledging that written style and length are not matters of soundness, and that major pruning would not be appropriate given the stage of the Plan, he did

indicate that a more comprehensible and user-friendly plan would help to simplify the Examination process.

3.40 In proposing modifications to the Plan, the Council has been mindful of the views expressed by the Inspector and other participants, and has sought to make appropriate amendments accordingly. The length of the Plan has been reduced, and text which is not considered necessary to explain policies has been removed. However, for the reasons cited by the Inspector, it was not considered possible or appropriate at this stage in the process to comprehensively change the layout, structure or presentation of the Plan.

3.41 Changes of particular note to the structure of sections within the Plan include:

- A new policy (SD SP1a) has been introduced into section 6 'Sustainable Development' in order to provide a strategic policy which governs the broad spatial approach to the location of new development, infrastructure, retail and facilities in the District up to 2031, leading directly from the vision and objectives of the Plan;
- Modifications have been made to the structure of Section 8 'Employment & Enterprise'. Policy EMP SP1 has been renamed as 'Strategic Economic Growth' so that the policy provides the overall strategy for economic growth, before the insertion of a new policy EMP SP2 'Economic Growth Areas' which provides the policy framework for the Littlehampton Economic Growth Area and the Bognor Regis Economic Growth Area; and
- The most significant modifications have been made to Section 12 'Housing Delivery'. The modifications proposed to this section of the Plan are extensive as a result of the need to respond to the significant uplift in OAHN since the Submission Local Plan was produced, and therefore the introduction of several new Strategic Allocations. Policy H SP1 has been rewritten, and now provides details of the housing requirements for the Plan period. A new policy (H SP2) has been introduced which provides key requirements for all of the Strategic Site Allocations to meet. The policy is supplemented by new policies covering the Strategic Allocations across the District as follows:
 - Policy H SP2a – Greater Bognor Regis Urban Area
 - Policy H SP2b – Greater Littlehampton Urban Area
 - Policy H SP2c – Inland Arun.

Policies Map

- 3.39 The Policies map has been updated to reflect the modifications to the plan. The map attached as Appendix 3 identifies the changes proposed to the Policies Map.

OTHER EVIDENCE BASE STUDIES & BACKGROUND DOCUMENTS*Sustainability Appraisal and Habitat Regulations Assessment*

- 3.42 The Inspector indicated that the Sustainability Appraisal accompanying the Submission Local Plan was overly complex and did not provide an adequately clear audit trail of reasons for the choices made. To inform and support the proposed modifications to the Plan, the Council has produced a new Sustainability Appraisal (ADCED35), starting with a new Scoping Report in June 2016 which was consulted upon. The new SA now provides a clear and concise appraisal of the Local Plan. It has also informed the consideration of the contribution that the Arun Local Plan can make to the unmet needs of the wider Housing Market Area.
- 3.43 The Habitat Regulations Assessment (ADCED36) presents an overall assessment of the proposed modifications to the Local Plan, including measures which have been specifically incorporated into the policies to prevent adverse impacts on European sites. The report concludes that the proposed modifications can be considered compliant with the Habitat Regulations with regards to Arun Valley SPA/Ramsar, Pagham Harbour SPA/Ramsar and Solent and Dorset Coast SPA.

Housing Implementation Strategy

- 3.44 This is referred to in paragraph 3.9 above and is published in full on the examination page of the website.

List of Superseded Policies

- 3.45 This is referred to in paragraph 3.44 above and is published in full on the examination page of the website.

Sequential and Exception Test

- 3.46 The inclusion of additional sites to meet the increased housing target required additional work on strategic flood risk. A Sequential and Exception Test has been prepared and is published in full on the examination page of the website.

Equalities Impact Assessment

- 3.47 Equalities Impact Assessments (EqIA) are a legal requirement under a number of acts including the Race Relations [Amendment] Act 2000 and are also recognised as good practice nationally. Planning policies do not affect everyone in the same way and EqIA enable the potential and actual effects of policies to be examined, for improvements or changes to be introduced, to ensure fairness and encourage diversity. ADC has updated the EqIA that was submitted alongside the Local Plan.

Consultation Statement

- 3.48 A consultation Statement is an ongoing document that logs the consultation that has been undertaken during the preparation of a planning document and how the results of consultation have been taken into account. The Consultation Statement that was submitted alongside the Local Plan *has been update to reflect what has happened to date. Following the consultation on the Main Modifications an updated Consultation Statement will be sent to the Inspector. This document is published in full on the examination page of the website.*

Employment Background Paper

- 3.49 An Employment Background Paper draws together the existing evidence and the outputs of further work into a short together so that it establishes a clear narrative in terms of the Council's economic evidence, and the evolution and rationale of the respective Local Plan policies.

4.0 ENGAGEMENT

- 4.1 The Council has liaised closely with relevant stakeholders and statutory consultees in the process of addressing the concerns raised by the Inspector and producing the proposed modifications to the Plan.
- 4.2 A number of meetings have been held with neighbouring Local Planning Authorities in order to consider the cross-boundary implications of the proposed modifications to the Plan. Further details are provided in the Duty to Cooperate Statement.
- 4.3 Regular and ongoing engagement and dialogue has been held with promoters / developers of proposed Strategic Site Allocations in order to inform the preparation of the modifications, including the Infrastructure Delivery Plan, Viability Study and Housing Implementation Strategy. This has included meetings to specifically consult with the development industry in relation to the assumptions being utilised within the Viability Study, the proposed approach to

meeting OAHN and the use of a phased housing trajectory over the Plan period, including the Housing Implementation Strategy. The Council is in the process of agreeing Statements of Common Ground with relevant site promoters / developers in order to demonstrate the deliverability of the sites proposed for allocation within the Plan.

- 4.4 The Council has liaised closely with the Environment Agency on flooding issues in order to address concerns raised previously in relation to the Littlehampton Economic Growth Area and the need to demonstrate compliance with the National Planning Policy Framework and the Sequential / Exception tests. A Memorandum of Understanding will be prepared between the Council and the Environment Agency. Meetings have also been held with Natural England to further consider and agree the future approach to the mitigation of Pagham Harbour.
- 4.5 Regular updates have been provided to all Parish and Town Councils in relation to progress.
- 4.6 The Council has worked extensively with West Sussex County Council, Highways England, Southern Water, NHS Coastal West Sussex Clinical Commissioning Group and other infrastructure providers in order to produce a comprehensive Transport Study and Infrastructure Delivery Plan.

5.0 PUBLICATION OF THE PROPOSED MODIFICATIONS

- 5.1 The Examination process allows for a suspension to address significant issues raised by an Inspector through additional work. The Examination into the Local Plan was deferred and the Council is now proposing modifications to meet the soundness issues that were raised in accordance with the agreed timetable.
- 5.2 The Council is required to publish these proposed Modifications to address soundness and comments will be invited accordingly. The Inspector will not consider comments received on any other aspect of the Local Plan because they already form part of his ongoing examination of the plan. These were made both at the submission stage and in the evidence put before him in person and in writing at the Examination Hearings.
- 5.3 Officers will liaise with the appointed Planning Inspector in order to confirm the scope of the main modifications and the most appropriate format for publishing the proposed modifications, taking into account the procedural guidance available.
- 5.4 The key proposed modifications to the Submission Arun Local Plan are provided in tabular format as Appendix 1. Appendix 2 provides an updated tracked change version of the Plan showing all main and minor modifications for ease of understanding. Both appendices should be read in combination, taking note of those that are main

modifications for soundness, in order to provide a comprehensive view of all of the modifications proposed.

6.0 IMPLICATIONS OF THE HOUSING WHITE PAPER

- 6.1 The Government published the Housing White Paper '*Fixing Our Broken Housing Market*' on 7th February 2017. This sets out a broad range of reforms that Government plans to introduce to help reform the housing market and increase the supply of new homes. The White Paper includes proposals which may, in time, impact upon the production of Local Plans. However, in many cases the Government has committed to consulting on proposals prior to implementing specific changes to National Planning Policy or Regulations. The proposals in the Housing White Paper are not considered to materially impact upon the proposed modifications to the Local Plan at the current time.
- 6.2 A further report will be provided to the Sub-Committee in due course providing further details in relation to the proposals, identifying potential implications for the Council to consider.

7.0 NEXT STEPS

- 7.1 If the recommendations set out in this report are agreed by the Council, the next steps will be to publish the proposed Modifications to the Arun Local Plan for a period of 6 weeks so that representations about them can be made to the Inspector. This representation period will provide stakeholders and the general public with the opportunity to set out their response as regards the changes to the Local Plan proposed in this report. The precise format and presentation of the modifications will be agreed with the Inspector prior to formal publication.
- 7.2 Any representations submitted to the Council will be sent in full to the Inspector, along with a summary, for his consideration. The representations, together with documentation submitted by the Council, will be made available by the Council on the Examination page of the website in due course.
- 7.3 The Inspector will consider representations on the Main Modifications only and will confirm arrangements for further Examination Hearing sessions as required. In due course he will then complete his report and submit it to the Council. The Inspector's final report will be brought to a meeting of the Council, outlining any further changes to the Arun Local Plan required by the Inspector in order to make it sound, so that the amended plan may be formally adopted by the Council.
- 7.4 A separate report is being provided to the Sub-Committee in relation to the future timetable for the Local Plan, as set out within the Local Development Scheme.

Appendices: Please note these will be circulated under separate cover to the agenda and will be uploaded to the Committees web page as additional papers

Appendix 1 - Table of key proposed modifications to the Arun Local Plan 2011-2031 - Publication Version October 2014

Appendix 2 – Tracked change version of the Arun Local Plan Submission Document showing Main and Minor Modifications March 2017

Appendix 3 – Policy Changes Map March 2017

Background Documents:

Arun Local Plan Examination page and evidence base
(<http://www.arun.gov.uk/local-plan-examination>)

Consultation Statement ADCED41

Employment Land Needs Update (ADCED14)

Employment Report ADCED43

Equalities Impact Assessment ADCED40

Habitat Regulations Assessment ADCED36

Housing and Economic Land Availability Assessment

Housing Implementation Strategy ADCED37

Housing White Paper '*Fixing Our Broken Housing Market*' (February 2017)

Landscape Study (ADCED28)

LEGA Development Delivery Study (ADCED15)

List of Superseded Policies ADCED42

Local Development Scheme ADCED44

Local Plan Viability Assessment Update (ADCED34)

National Planning Policy Framework (DCLG, 2012)

Open Space Study, Playing Pitch Strategy & Indoor Sports Facilities Strategy (ADCED20-ADCED24)

Phase 2 Infrastructure Delivery and Phasing Plan (ADCED32)

Planning and Compulsory Purchase Act (2004)

Planning Practice Guidance (DCLG, 2017)

Procedural Practice in the Examination of Local Plans (Planning Inspectorate, 2016)

Retail Study Update (ADCED31)

Sequential and Exception Test to inform the Main Modifications ADCED39

Strategic Flood Risk Assessment

Strategic Surface Water Management Study (ADCED27)

Sustainability Appraisal ADCED35

Transport Study Stage 3 Final Report (ADCED33)

Updated Housing Needs Evidence (ADCED26)

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