

Subject to approval at the next Subcommittee meeting

LOCAL PLAN SUBCOMMITTEE

20 November 2017 at 6.00 p.m.

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

[Note: Councillor Bicknell was absent from the meeting during consideration of the matters referred to in Minutes 21 to 23.]

Councillors Bence and Wheal were also in attendance at the meeting.

21. Apology for Absence

An apology for absence had been received from Councillor Mrs Rapnik.

22. Declarations of Interest

There were no declarations of interest made.

23. Minutes

The Minutes of the meeting held on 31 August 2017 were approved by the Subcommittee and signed by the Chairman as a correct record.

24. Arun Local Plan – Action Plan and Main Modifications

The Subcommittee was reminded that, following the Examination in Public of the Arun Local Plan, the Inspector had prepared his Interim Findings which the Council was required to respond to by 22 November 2017. Full Council, at its meeting on 8 November 2017, had given delegated authority to the Subcommittee to agree the response, together with the further main modifications to be sent to the Inspector for checking. Once the Inspector had confirmed that all the proposed additional Main Modifications were acceptable the Council would be required to “test” them through an addendum to the Sustainability Appraisal which, when completed, would enable a public consultation of 6 weeks to be undertaken on these further modifications.

The Planning Policy Team Leader then went on to present the report and Members were directed to the document that had been circulated prior to the meeting (available on the Council’s website) which set out the detail of the Council’s proposed response and the further Main Modifications that were being proposed.

Subject to approval at the next Subcommittee meeting

The Chairman then took the Subcommittee through the tables to provide Members with an opportunity to make comment.

Substantial discussion took place with regard to Gaps between Settlements, with particular reference to the Angmering/Worthing Gap. The proposed Council response was that there was evidence to support its approach to identifying and designating that gap. The Planning Policy Team Leader confirmed that additional wording would be included within Policy SD SP3 as new criteria (f) to state ***“If a subsequent DPD or Neighbourhood Plan deems it appropriate through an allocation”***. The reason for that was to tie in any future potential erosion of the gap with development plan documents to maintain control rather than the Inspector making decisions on appeal.

A Member question was asked from the floor about whether further areas of gaps could be designated – the Director of Place stated that it was too late in the day to introduce such a major amendment.

The reduction in employment land at Angmering from 8 hectares down to 3 hectares was the subject of further intense debate. Serious concerns were raised that that would have a detrimental impact on the locality as local jobs were badly needed. However, advice was given that the Inspector had identified a significant over provision of employment land within the District and a reduction had to be made. The evidence base work that had been done supported the view that the viability of the development in question could only sustain 3 hectares of employment land. A suggestion was made that agreement to the 3 hectares should be deferred but advice was given that a pragmatic view had to be taken as the Inspector had raised a red flag against this allocation and it was better to have three hectares rather than end up with nothing at all. An assurance was sought and given that once the 3 hectares was included in the Local Plan it would not be able to be further reduced.

Further discussion centred around housing allocations and transport matters and the Director of Place reiterated that Members could not now be seeking to introduce or delete any issues as Full Council had already agreed the main components of the Plan and what was on the table for discussion were the queries the Inspector had raised and the response to those queries by way of additional main modifications being proposed by officers.

It was accepted that with reference to transport issues, the works still to be undertaken by West Sussex County Council would build on the work this Council had already done. Traffic modelling had to be as robust as possible and comment was made that the proposed response was adequate.

In line with the decision made by Full Council on 8 November 2017, the Subcommittee

RESOLVED - That

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(1) the response to the Inspector's Interim Findings Note be agreed for submission to the Local Plan Inspector, along with further main modifications; and

(2) following receipt of the Inspector's letter, the Director of Place be authorised to publish the schedule of further proposed main modifications and necessary documentation for publication and a 6 week presentation period, in accordance with the Inspector's guidance.

25. Brownfield Land Register (Part 1)

The Principal Conservation Officer presented this report which detailed the Council's requirement to produce a Brownfield Land Register in two parts to include all brownfield sites that were suitable for residential development. The Brownfield Land Register (Part 1) had been circulated separately from the agenda and was available to view on the Council's website.

As its starting point in producing Part 1, the Council used the Housing & Economic Land Availability Assessment (HELAA) and the report set out the methodology used and the next steps in the process. Part 1 comprised all brownfield sites that met the criteria set out in the Brownfield Land Regulations. Once the Brownfield Land Register Part 1 was published, officers would work towards entering appropriate sites on Part 2, which would then trigger a grant in permission in principle.

Following consideration, the Subcommittee

RECOMMEND TO FULL COUNCIL – That

(1) the Brownfield Land Register (Part 1) be noted; and

(2) officers to work towards the production of the Brownfield Land Register (Part 2), including the carrying out of consultation and publicity requirements, as well as other procedures, in line with the Brownfield Land Register Regulation 2017.

26. Electric Vehicle Infrastructure Study

The Planning Policy Team Leader presented this report which explained the background to and purpose of the Vehicle Technology and Aviation Bill 2016-17. It looked at what this would mean for electric vehicle infrastructure with regard to new development in the Arun District and recommended that the Vehicle Infrastructure Study be used as a Council evidence document to support the Local Plan and in the determination of planning applications.

The Subcommittee

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RECOMMEND TO FULL COUNCIL

That the Arun District Council Vehicle Infrastructure Study to be a Council evidence document supporting the Local Plan and to be subsequently used by officers when determining planning applications.

(The meeting concluded at 7.40 pm)