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15 February 2018

LOCAL PLAN SUBCOMMITTEE

A meeting of the Local Plan Subcommittee will be held in Committee Room 1 (the Pink Room) at the Arun Civic Centre, Maltravers Road, Littlehampton on **Monday 26 February 2018 at 6.00 p.m.** and you are requested to attend.

Members: Councillors Bower (Chairman), Charles (Vice-Chairman), Ambler, Mrs Bence, Bicknell, Mrs Brown, Chapman, Cooper, Elkins, Mrs Hall, Haymes, Northeast, Smith and Mrs Stainton.

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF INTEREST

Members and Officers are reminded to make any declarations of pecuniary, personal and/or prejudicial interests that they may have in relation to items on this agenda and are reminded that they should re-declare their interest before consideration of the item or as soon as the interest becomes apparent.

Members and officers should make their declaration by stating :

- a) the item they have the interest in
- b) whether it is a pecuniary, personal and/or prejudicial
- c) the nature of the interest

- 3 MINUTES

To approve as a correct record the Minutes of the meeting held on 20 November 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 OPEN SPACE, PLAYING PITCH AND BUILT SPORTS FACILITIES SUPPLEMENTARY PLANNING DOCUMENT (SPD)

The Subcommittee is requested to consider, prior to the preparation and adoption of the Open Space, Playing Pitches and Built Sports Facilities SPD, the interim position and the drawing down of funds to enable the work to be undertaken.

6 CONSULTATION ON MAIN MODIFICATIONS TO THE LOCAL PLAN

This report provides an update to the consultation on the Main Modifications to the Local Plan which took place for a six week period from 12 January un 5.00 pm on 23 February 2018.

7 AUTHORITY MONITORING REPORT 2016/17

This report presents the Arun Local Planning Authority's Monitoring Report 2016/17. The full report can be accessed via the Council's website at <http://www.arun.gov.uk/authoritymonitoring-report>.

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

Note: 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.

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

Subject to approval at the next Subcommittee meeting

(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

Subject to approval at the next Subcommittee meeting

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)

ARUN DISTRICT COUNCIL

LOCAL PLAN SUB-COMMITTEE – 26 FEBRUARY 2018

Subject: Open Space, Playing Pitch and Built Sports Facilities Supplementary Planning Document (SPD)

Report by : Kathryn Banks, Principal Planning Officer

Report date : 9th February 2018

EXECUTIVE SUMMARY

The Open Space and Recreation Standards Supplementary Planning Guidance (SPG) 2000, is the Council's current adopted guidance with regards to the provision of open space and play equipment within new residential developments. The standards are based broadly upon the National Playing Field's Associations (NPFA) "Six Acre Standard" which has been superseded by the Fields In Trust (FIT) "Beyond the Six Acre Standard". During the suspension of the Local Plan 2011-31 Examination in Public, the Council's open space, sport and recreation evidence base was updated. This suite documents currently forms the basis for planning application negotiations between the Council and developers and has been informally used by officers for a number of years.

There is a commitment in the Local Plan to prepare an SPD which sets out the methodology and provides a robust mechanism for providing open space, playing pitches and built sports facilities. Officers are working to scope out the Council's specific requirements for the SPD with a view to commissioning consultants to prepare the SPD on behalf of the Council. There are funds within the existing Local Plan budget earmarked for this piece of work.

Officers are requesting Local Plan Sub Committee to recommend to Full Council to formally agree the interim position until the Council has prepared and adopted the Open Space, Playing Pitches and Built Sports Facilities SPD; and to draw down funds to enable this work to be undertaken.

RECOMMENDATIONS

The following actions are recommended:

1. Local Plan Sub Committee recommends to Full Council to formally agree the interim position set out in this report until the Open Space, Playing Pitch and Built Sports Facilities Supplementary Planning Document (SPD) is adopted.
2. Local Plan Sub Committee recommends to Full Council that funds allocated

within the existing Local Plan budget for the preparation of an Open Space, Playing Pitch and Built Sports Facilities Supplementary Planning Document (SPD) are drawn down, as appropriate, to enable the appointment of consultants to prepare the SPD.

1.0 BACKGROUND

- 1.1 The Open Space and Recreation Standards Supplementary Planning Guidance (SPG), which was adopted in October 2000, is the Council's current adopted supplementary planning guidance with regards to the provision of open space and play equipment within new residential developments. The SPG should be read in conjunction with Policy GEN20 of the Arun Local Plan 2003 "Provision of Public Open Space within New Development." Policy GEN20 is a saved Policy until such time it is replaced by new policies in an adopted development plan document or is no longer compliant with national and regional planning policy.
- 1.2 The Council's Open Space and Recreation standards are based broadly upon the National Playing Field's Associations (NPFA) "Six Acre Standard" which requires that 2.4 hectares of open space are provided for every 1,000 people i.e. 24 square metres of open space per person. However, the Council's standards differ, in that they seek, in certain circumstances, informal open space and, where appropriate to that development, informal "sports" style recreation equipment (such as goal units), rather than provision for formal sports. Where a development is larger than 200 dwellings, then formal pitch provision will be sought on-site.
- 1.3 The NPFA is now known as Fields In Trust (FIT) which produced new guidance for outdoor sport and play called "Beyond the Six Acre Standard" and which superseded the "Six Acre Standard" in 2015. The guidance has been produced to reflect a new planning policy landscape, in particular the presumption in favour of sustainable development, the promotion of its economic, social and environmental roles and the seeking of positive improvements in the quality of the environment, and people's quality of life. The revised guidance introduces benchmarking for informal open space - places for recreation, not involving organised sport and play - and includes parks and gardens, and natural and semi-natural habitats. The guidance also no longer differentiates between urban and rural areas.
- 1.4 During the suspension of the Local Plan 2011-31 Examination in Public, consultants Knights Kavanagh and Page (KKP) undertook an update of the Council's open space, sport and recreation evidence base. This was following objections from Sport England regarding the Open Space, Sport and Recreation Policy OSR DM1 and the Technical Appendix, to which they considered the evidence base out of date.

- 1.5 Policy OSR DM1 has now been updated within the Local Plan 2011-2031 and a commitment has been made within the Local Plan to prepare a Supplementary Planning Document (SPD) that sets out the methodology for providing open space, playing pitches and built sports facilities.

2.0 INTERIM POSITION

- 2.1 It is understood that this suite of documents – The Open Space and Recreation Standards Supplementary Planning Guidance, 2000; the Fields In Trust “Beyond the Six Acre Standard”, 2015; and the KKP evidence base work, currently form the basis for planning application negotiations between the Council and developers with regards to open space, playing pitches and built sports facilities provision. This has formed an informal position used by officers for a number of years.
- 2.2 The combined use of these documents ensures that negotiations and decisions are based on the most up to date guidance, information and evidence.
- 2.3 Officers are, therefore, requesting Local Plan Sub Committee to recommend to Full Council to formally agree this as an interim position until the Council has prepared and adopted the Open Space, Playing Pitches and Built Sports Facilities SPD.

3.0 OPEN SPACE, PLAYING PITCHES AND BUILT SPORTS FACILITIES SUPPLEMENTARY PLANNING DOCUMENT

- 3.1 There is a commitment in the Local Plan to prepare an SPD which sets out the methodology and provides a robust mechanism for providing open space, playing pitches and built sports facilities.
- 3.2 Essentially, the SPD will need to review the guidance from the current SPG, the Fields In Trust work and the Council’s most recent evidence base undertaken by KKP in order to provide clear guidance for the allocation of open space, playing pitches and built sports facilities which enables the calculation of developer contributions, for both residential and, where viable, commercial developments.
- 3.3 The Planning Policy team is, therefore, working closely with the Council’s Neighbourhood Services and Community Wellbeing teams to scope out the Council’s specific requirements for the SPD. This work is currently ongoing. This is with a view to commissioning consultants to prepare the SPD on behalf of the Council.
- 3.4 There are funds within the existing Local Plan budget earmarked for this piece of work. Officers are, therefore, asking Local Plan Sub Committee to recommend to Full Council to draw down these funds, as appropriate, to enable this work to be undertaken.

4.0 NEXT STEPS AND TIMETABLE

4.1 Officers will prepare a brief for the work and issue a tender in line with the Council's procurement policy.

4.2 The current timetable for this work is anticipated as follows:

- Preparation of draft SPD – Spring 2018
- Public consultation – Summer 2018
- Adoption – Autumn 2018

4.3 Officers will bring this item back to Local Plan Sub Committee at appropriate stages throughout the preparation of the SPD.

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ARUN DISTRICT COUNCIL

LOCAL PLAN SUB-COMMITTEE – 26 FEBRUARY 2018

Subject : Consultation on Main Modifications of the Local Plan

Report by : Martyn White, Principal Planning Officer

Report date : 13 February 2018

EXECUTIVE SUMMARY

This report provides an update to the consultation on the Main Modifications to the Local Plan which took place for a six week period from 12 January until 5p.m. on the 23 February 2018.

As of the date that this report has been published 15 individuals, organisations or groups have commented. From these there were 25 comments on the Main Modifications. Further information regarding all of the comments received during the entire consultation period will be presented to Members prior to the meeting in the form of an update report.

RECOMMENDATION

The following action is recommended:

- 1) That Local Plan Sub-Committee notes the update on the Local Plan process, including the summary of Main Modification Consultation.

1. BACKGROUND

- 1.1 The Arun Local Plan (2011-2031) was subject to public consultation on the Main Modifications for a six week period from 12 January until 5p.m. on the 23 February 2018.
- 1.2 The consultation only relates to the further Main Modifications, and no other element of the Plan, as these have previously been consulted upon. The intention is that this additional period of consultation enables the Inspector to understand the views of all interested parties' on these proposed Main Modifications before he reaches his final conclusions on the Plan.

- 1.3 All previous comments submitted regarding the plan remain with the Inspector and will be taken into account alongside these additional comments. The consultation was not a statutory stage in the process of producing a Local Plan however it followed the general format of a statutory round of consultation and guidance from the Planning Inspector.
- 1.4 During the consultation period, all Local Plan documents including the representation form and a statement of representations procedure have been made available on the Council's website and Arun Civic Centre and Bognor Regis Town Hall. Electronic versions of all the documents could be accessed at all local libraries within the District.
- 1.5 Representation could be provided through a response form and the usual consultation portal. The response forms could be submitted on line; by email; and by post.

2. CONSULTATION UPDATE

- 2.1 Throughout the consultation period, all representations that are received are consolidated onto the electronic database, Objective Online. The comments as well as a short summary of each are required to be sent to the Inspector by the end of February. These are also able to be viewed by the public and will be available as part of the Examination Library for the Local Plan.
- 2.2 The consultation was structured around 63 Main Modifications to the Local Plan covering a number of issues. As of the date that this report has been published 15¹ individuals, organisations or groups have provided comments. From these there were 25 comments made on the Main Modifications. Further information regarding all of the comments received during the entire consultation period will be presented to Members (prior to the meeting) in the form of an update report.

3. NEXT STEPS

- 3.1 All of the representations that have been received during the consultation period will be passed on to the Inspector to inform his review on the soundness of the Plan.
- 3.2 Following this, the Council will be sent a final report from the Inspector setting out his final conclusions on the soundness of the Plan, along with any recommendations. The report will be subject to QA and a Local Planning Authority (LPA) fact check.

¹ The numbers are being verified at the time of the report being written and can be confirmed at the LPSC.

- 3.3 When the Inspectors final report is received by the Council (assuming that it is favorable), a fully revised version of the Local Plan will be prepared incorporating his recommended Main Modifications (and Additional Modifications). It is likely that there will be some further minor adjustments to the Plan (such as formatting and typographical changes) when the final version of the document is prepared prior to adoption. The final version of the Local plan will be presented to this committee with the request that it be recommended to Full Council for adoption.

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ARUN DISTRICT COUNCIL

LOCAL PLAN SUB-COMMITTEE – 26 FEBRUARY 2018

Subject : Authority Monitoring Report 2016/17

Report by : Martyn White

Report date : 2nd February 2018

EXECUTIVE SUMMARY

This report presents the Arun Local Planning Authority's Monitoring Report 2016/17. The full report is provided as Background Paper 1.

RECOMMENDATION

The following actions are recommended:

1. That Local Plan Sub Committee recommends that Full Council adopts the Authority Monitoring Report 2016/17

1. Arun Local Planning Authority's Monitoring Report

- 1.1 The preparation of an Authorities Monitoring Report (AMR) is a requirement under Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The reports present data on an annual basis such as the progress being made on Development Plan Documents (DPD) within the local planning authorities Local Development Scheme; the use of planning policies and housing land supply figures.
- 1.2 The Arun Local Planning Authority's Monitoring Report for 2016/17 has been prepared, and includes a range of updates and progress reports, including the following:
 - Progress on the Local Plan and Development Plan Documents against the timetable set out in the Arun Local Development Scheme 2016/17
 - Neighbourhood Plan Update
 - Duty to Cooperate Update
 - 5 year Housing Land Supply
 - Local Plan Policy Usage
 - Housing Delivery
 - Commercial Land Delivery
 - Traveller Sites
 - Sussex Biodiversity Annual Monitoring Report

- 1.3 The most up to date version of the AMR (based on the reporting year: 1st April 2016 and 31st March 2017), is available on the web site and can be accessed by clicking on the link below. The AMR, 2016/7 presents a range of data, in accordance with the regulations. In particular it includes a Housing Land Supply Report; an update on Local Plan and Neighbourhood Plan progress and housing delivery.
- 1.4 Background Paper 1: Arun Local Planning Authority's Monitoring Report 2016/17 Available on the website: <http://www.arun.gov.uk/authority-monitoring-report>