

## LOCAL PLAN SUBCOMMITTEE

1 March 2016 at 6.00 p.m.

Present : Councillors Mrs Maconachie (Chairman), Bower (Vice-Chairman), Ambler, Mrs Ayres, Brooks, Mrs Hall, Haymes, Hughes and Oppler.

Councillors Elkins and Maconachie were also in attendance at the meeting.

### 34. Apologies for Absence

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

### 35. 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.

### 36. Minutes

The Minutes of the meeting held on 19 January 2016 were approved by the Subcommittee and signed by the Chairman as a correct record.

37. Planning Inspectors' Conclusions on Objectively Assessed Housing Needs

The Interim Planning Policy Team Leader presented this report which detailed the Planning Inspectors' conclusion on the appropriate Objectively Assessed Need (OAN) for market and affordable housing to be incorporated into the preparation of the draft Main Modifications to the submitted Arun Local Plan. An additional paper had been published and circulated at the meeting which outlined the views of officers on the way forward, taking account of the higher OAN figure of 845 dwellings per annum (dpa). That paper also set out a further recommendation relating to the Sustainability Appraisal for Members' consideration.

The Interim Planning Policy Team Leader emphasised that the OAN figure was theoretical and was not the final recommendation on the housing target the Council would have to meet. It was quite clear that the first stage was to establish an OAN for discussion with other neighbouring authorities under the Duty to Co-operate and that Scenario 4 (1,000 dpa) would be the practical figure to use for the evidence base testing and sustainability appraisal (SA) work, based on the Inspector's revised findings.

With the agreement of the Subcommittee, Councillor Elkins asked a question with regard to the sustainability appraisal and outline plans attached to the locations. He asked whether it would be possible to attach plans so that the public could identify clearly the sites under discussion. The Interim Planning Policy Team Leader advised that more detailed work was required to be carried out on the locations to make them more specific.

In the course of discussion, Members accepted that Scenario 4 - 1,000 dpa – was a reasonable figure to work with. Comment was also made with respect to the fact that Brighton had been identified as having special conditions and it was felt that that could be cited as a precedent for other Coastal West Sussex Authorities' Local Plans.

Having taken account of the additional recommendation detailed in the paper circulated at the meeting, the Subcommittee

RESOLVED – That

(1) the Inspectors' conclusions be noted; and

(2) the work that has been progressed on the Sustainability Appraisal so far that is intended to feed into the further work required during the suspension of the Arun Local Plan Examination to work towards meeting the requirements of the identified higher Objectively Assessed Needs (OAN) figure of 845 dwellings per annum, be noted.

38. Arun Housing and Employment Land Availability Assessment

In presenting this report, the Interim Planning Policy Team Leader advised that the Strategic Land Availability Assessment (SHLAA) had now been superseded by the Housing and Employment Land Availability Assessment (HELAA) to include employment sites as well as housing sites. He further advised that, as Government guidance was lacking, the Planning Advisory Services (PAS) was endeavouring to provide more information. Agreement between the authorities was also being sought as to how these matters should proceed and a meeting was scheduled to take place with the Town and Parish Councils to see how the Neighbourhood Plans would integrate with the HELAA. Landowners and developers would need to be engaged with the process and all the information gathered would then be collated and passed to the Inspector to support the work that was being undertaken.

In discussing the matter, questions were asked relating to resource issues and the possible use of consultants and the Interim Planning Policy Team Leader responded by stating that he did not foresee any major issues with the timescales, although resources might prove to be insufficient if more information on the viability questions was required.

Following further general comments, the Subcommittee

RESOLVED

That the assessment of submission sites to be added to the Housing and Economic Land Availability Assessment (HELAA) be noted, together with the process for undertaking further updates to the HELAA.

39. Consultation Responses to Other Local Authority Local Plans (Duty to Co-operate)

The Interim Planning Policy Team Leader presented this report which set out the officer responses to the following consultations:-

- Chichester District Council: Site Allocation: Preferred Approach – Development |Plan Document 2014-2019
- Chichester District Council: Proposed Amendment to Planning Obligations and Affordable Housing Supplementary Planning Document (SPD)

He updated the Subcommittee on the meeting that had been held between officers of this Council and those of Chichester District Council. As it was a Duty to Co-operate meeting, officers were not making any specific objections but were rather asking for clarification and for more specific details on certain matters. Clarification had been particularly sought that, amongst other issues, there was no confusion that Chichester's housing target would not be achieved.

With regard to the SPD, Chichester was proposing that, to help fund infrastructure and specifically junctions on the A27, there would be an additional requirement for a tariff to be paid to improve the traffic on that road. Arun's officers felt that that was an innovative approach and asked if soundings had been made to see if it would work. Chichester had been in touch with the DCLG (Department of Communities and Local Government) and the Transport Department, both of which had given some encouragement for that approach to be tested. Of course, that approach might well be challenged and a report back would be given in due course. Comment was made at the meeting that this could well have an impact on the future of CIL (Community Infrastructure Levy).

The Subcommittee then

**RESOLVED**

That the officer responses to the consultations, as sent and set out in the report, be noted.

40. Gypsy & Traveller and Travelling Showpeople Sites Assessment Methodolgy

The Head of Planning Policy & Strategic Development presented this report which detailed the proposed methodology for assessing potential Gypsy and Traveller and Travelling Showpeople sites to meet the need for pitches as identified in the Gypsy and Traveller Accommodation Assessment study (Published in 2013 and updated in May 2015).

Following consideration, the Subcommittee

**RESOLVED**

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

(The meeting concluded at 6.50 pm)