

Subject to approval at the next Subcommittee meeting

LOCAL PLAN SUBCOMMITTEE

3 July 2017 at 6.00 p.m.

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

Councillor Ambler was also in attendance at the meeting.

1. Apologies for Absence

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

2. 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.

3. Minutes

The Minutes of the meetings held on 6 and 9 March 2017 were approved by the Subcommittee and signed by the Chairman as a correct record.

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4. Start Times

The Subcommittee

RESOLVED

That the start times of meetings for the remainder of 2017/18 be 6.00 p.m.

5. Consultations on Main Modifications to the Local Plan

The Planning Policy Team Leader presented a report which provided an update on the process following the consultation undertaken on the Main Modifications to the Local Plan following the production of a substantial amount of additional evidence by the Council since the formal suspension of the Local Plan Examination in Public in February 2016. The summary of representations, together with officer comments, had been circulated prior to the meeting for Members' consideration. It had also been sent to the Inspector to read and digest and he would then inform the Council as to whether he wished the Examination to be re-opened.

The Planning Policy Team Leader was able to confirm that 371 representations had been received, containing 879 comments. There had been a significant contribution from residents with regard to the housing allocations and, in particular, 191 comments had been received objecting to the allocation at Pagham, Greater Bognor and Bersted.

In the course of discussion, the Planning Policy Team Leader clarified that officers would be dealing with the representations and would make the Inspector aware of any actions proposed to address the comments made. A view was expressed that the local communities needed to be kept informed of the responses as it was important to let people know their comments had been addressed and not just ignored.

The Planning Policy Team Leader and the team were thanked for their work in producing the summary within a tight timescale and, following further general comment relating to live planning applications, lack of infrastructure and mapping, the Subcommittee

RESOLVED

That the update on the Local Plan process, including the summary of representations received, be noted.

6. Housing & Economic Land Availability Assessment (Update 2017)

The Subcommittee received a report from the Principal Conservation Officer which provided an update of the Housing & Economic Land Availability Assessment (HELAA), together with some basic details of new sites

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submitted to the Council. Members heard that the HELAA was a key part of the Council's housing evidence base for the identification of a sufficient supply of housing and employment sites. It was particularly used to identify and provide five years' worth of deliverable housing and suitable development sites or broad locations for years 6-10 and 11-15 where possible, as required by paragraph 47 of the NPPF (National Planning Policy Framework).

Following the Call for Sites exercise, a number of new sites had been submitted and these were being assessed, the results of which would be presented to the next meeting of the Subcommittee. Sites had to meet the tests of being suitable, available and achievable (i.e. viable) and, if all three boxes were ticked could then be considered to be deliverable.

In the course of discussion, the Principal Conservation Officer confirmed that landowners and developers were those that principally put forward sites for development. However, Angmering Parish Council had promoted land within its boundary and officers would be looking at whether that could be included or not. The actual detail of the sites would be presented to Members at the next meeting following the detailed assessments of each location that would be carried out by officers.

Although a number of questions were asked at the meeting, Members were advised that these would be addressed when the main HELAA report came before the Subcommittee when it next met. The report on the table was just an update to explain the process and inform Members of the work that was taking place.

Following consideration, the Subcommittee

RESOLVED – That

(1) the progress on the Housing & Employment Land Availability Assessment (HELAA) as part of the evidence base for the Local Plan be noted; and

(2) officers to update the HELAA and present the 2017 version of the assessment to a future meeting.

7. Brownfield Land Register

The Principal Planning Officer informed the Subcommittee that new planning regulations had come into force on 16 April 2017 which required all local planning authorities to prepare and maintain registers of previously developed land suitable for housing (Brownfield Land Registers) to allow for the granting of permission in principle those sites allocated for housing-led development. The Government had also suggested discretionary consultation with respect to sites and officers had already started that process. The register had to be compiled by 31 December 2017.

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The report highlighted that the Brownfield Register (Part 1) would provide up-to-date publicly available information on all brownfield sites that would be suitable for residential-led development (provision of housing being the main purpose of the development). That would provide more certainty for communities and developers.

Part 2 of the Register would then deal with Permission in Principle (PiP) and Technical Details Consent (TDC), the detail of which was set out in the report. Where the criteria for both PiP and TDC was met then permission to build could then be granted.

Whilst work was being progressed on compiling the Register, officers were in fact still awaiting publication of the statutory guidance by the DCLG (Department of Communities and Local Government) to explain the policy for brownfield land and this was making the task more difficult.

Members then participated in some discussion on the matter relating to:-

- Concerns with regard to the intensification of use of brownfield sites and whether that could be controlled.
- The number of units and density of development on sites, particularly when taking account of the surrounding character of particular localities; realistic figures must be put forward for each individual site.
- It was important to restrict the loss of employment land – advice was given at the meeting that community use and employment could be taken into consideration as there had to be a balance between the various needs.
- It was queried as to how TDC would be determined and what would be the involvement of Members in the process. Advice was given that the planning application stage would still be in place but that Full Council would have to agree the decision making procedure.
- The determination times of 5 and 10 weeks were seen as extremely challenging, particularly if community engagement was to be encouraged.

The Subcommittee

RESOLVED

That the requirement to produce a Brownfield Register be noted and that the Register will be considered by the Subcommittee before the end of the year.

(The meeting concluded at 7.15 pm)