

Subject to approval at the next Subcommittee meeting

PLANNING POLICY SUBCOMMITTEE

27 February 2019 at 6.00 p.m.

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

10. Apologies

Apologies for absence had been received from Councillors Mrs Bence, Oppler and Mrs Pendleton.

11. Declarations of Interest

No declarations of interest were made.

12. Minutes

The Minutes of the meeting held on 5 December 2018 were approved by the Subcommittee and signed by the Chairman as a correct record.

13. Gypsy & Travellers – Issues and O(ptions

The Planning Policy Team Leader presented this report which detailed the work that had been undertaken to date to progress the development of a Gypsy and Traveller and Travelling Showpeople Site Allocations Development Plan Document (DPD) for the District, with a view to initiating an Issues and Options consultation under Regulation 18 of the national Planning Policy for Travellers.

The Subcommittee was advised that information had been omitted from the table within the report detailing the requirement for plots for travelling showpeople and those figures were added at the final line of the amended table below.

Table 1: Additional need for Gypsy and Traveller households in Arun that met the Planning Definition by year periods

Years	0-5	6-10	11-15	16	17	18	Total
	2018-23	2023-28	2028-33	2033-34	2034-35	2035-36	
Pitches	5	1	2	0	0	1	9
Plots	11	2	1				14

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In the course of discussion, a request was made that Members and the relevant Parishes be circulated with plans of the locations of the 8 sites being assessed for consultation.

Clarification was sought that, with respect to the site known as Dragonfly in Eastergate Lane, any future provision would comply with the original condition that required that only named persons could occupy the site. The Planning Policy Team Leader confirmed that should pitches be increased at the site, a similar condition would be attached to any further permissions. Similarly, clarification was also sought about the Caravans Site North of A259 off Norway Lane, which had recently obtained planning permission, and the single HELAA site. The Planning Policy Team Leader confirmed that the assessment study was looking at the intensification, expansion and reconfiguration potential of existing sites. The HELAA site (Bilsham Corner) was the only land owner response received that indicated potential interest but was a non-developable HELAA site which was still subject to site screening.

The Subcommittee

RESOLVED – That

(1) the proposed approach and evidence progress be noted for the preparation of the Arun District Council Gypsy and Traveller and Travelling Showpeople Site Allocations Development Plan Document covering the period 2018-2036 be noted; and

(2) an Issues and Options consultation be undertaken in May 2019 on 8 potential site options being assessed, and that the Group Head of Planning, in consultation with the Chairman and the Planning Portfolio Holder, be granted delegated authority to finalise the options for consultation from within this list, including from any potential HELAA sites should they be suitable and become available.

14. Secondary School to Support the Local Plan Strategic Allocations

(In the course of discussion on this item, Councillor Elkins declared a personal interest as a Member of West Sussex County Council.)

Due to the significant growth of development in the District, it had been identified that there was a requirement to provide a new 10 Form Entry Secondary School in the District. The Planning Policy Team Leader presented this report which explained the rationale for putting forward Site F as the preferred location for a new secondary school. It was also suggested that, should Site F become undeliverable and should Site L become available, that option could also be further explored.

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In the course of discussion on the matter, concerns were raised that to progress Site L could require the implementation of a Compulsory Purchase Order and that was a course of action that the Council would be disinclined to proceed with. It was therefore agreed that the recommendation within the report should be amended to delete the second sentence as follows:-

~~“Supports the identification of Option/Site F as the preferred option for location of a 10 Form Entry Secondary School to support the Local Plan Strategic allocations. If this Option becomes undeliverable then it is recommended that the Council explore appropriate mechanisms to secure delivery of a 10 Form Entry Secondary School at either Site F or Site L and provide an appropriate report for consideration to this committee.”~~

Following further comment relating to the Ford Neighbourhood Plan, the Subcommittee

RECOMMEND TO FULL COUNCIL

That the identification of Option/Site F be supported as the preferred option for location of a 10 Form Entry Secondary School to support the Local Plan Strategic allocations.

15 Chichester Local Plan Regulation 28 (Preferred Approach) Public Consultation

The Planning Policy Team Leader presented this detailed report on a response that had been sent to Chichester District Council with regard to their consultation under Regulation 18 draft plan (Preferred Approach) stage and followed an Issues and Options consultation in June 2017.

The report recognised that Chichester’s emerging plan provided a clear and justified strategy to delivering growth requirements in meeting its capped OAN (Objectively Assessed Need) but also in addressing unmet needs for the SDNP (South Downs National Park). However, Arun considered that its support for Chichester’s Preferred Approach draft Local Plan going forward was subject to progressing the actions detailed in the report before publication stage.

In discussing the matter, Members were extremely concerned that transport issues crossing over from the west of the Arun District into Chichester must be addressed, specifically Pagham Road and the A259. Infrastructure must be put in place to accommodate the new housing in Chichester to prevent any adverse impacts on the surrounding road networks. The Planning Policy Team Leader was able to advise that meetings had been taking place at officer level and Chichester District Council was engaging with Highways England and the County Council and had offered to invite Arun to be part of that process.

The Subcommittee then

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RESOLVED - That

(1) the conclusions set out in paragraphs 1.27 to 1.29 (inclusive) to the report be as Arun District Council's formal response to the Chichester draft Local Plan Regulation 18 Consultation; and

(2) that Arun conditionally supports Chichester's draft plan at this stage but would strongly encourage Chichester to consider doing more with regard to its capped housing target (as it has done for SDNP) to address unmet housing needs and to further clarify the plan's supporting evidence prior to submission, in order to minimise any potential risks posed to 'soundness under the 'Duty to Cooperate' in accommodating unmet housing need within the West Sussex and Greater Brighton Area.

16. Brownfield Land Register 2018

In presenting this report, the Planning Policy Team Leader advised that 4 sites needed to be removed from the register as they failed to meet the necessary criteria by being below 2.5 hectares. However, following comment from the Group Head of Planning, it was subsequently agreed that the list would remain as set out in the report and appendix, and should any changes be required these could be delegated to the Group Head of Planning in consultation with the Chairman and the Portfolio Holder for Planning

Following a short discussion, the Subcommittee

RESOLVED – That

(1) the 2018 Brownfield Land Register (Part 1) be agreed, subject to any required changes being delegated to the Group Head of Planning, in consultation with the Chairman and the Portfolio Holder for Planning; and

(2) officers 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 Regulations 2017.

17. Housing and Economic Land Availability Assessment (HELAA) (Update to the 2018 Publications)

The Subcommittee received an update report on the Housing and Economic Land Availability Assessment (HELAA) and was advised by the Planning Policy Team Leader that the HELAA employment sites were an update to be included with the housing HELAA sites document considered at the meeting held on 5 December 2018. However, County data relating to

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planning permissions had identified a further 12 sites that could be included in the HELAA and a schedule had been produced and would be uploaded to the HELAA document page on the Council's website.

The Subcommittee then

RESOLVED

That the updated Housing and Employment Land Availability Assessment, together with the updated sections dealing with employment sites and strategic sites, as part of the evidence base for the Local Plan and any further Development Plan Document preparation, be agreed.

18. Authority Monitoring Report 2017/18

The Group Head of Planning advised that this item had been withdrawn from the agenda and would not be considered as the relevant information had only recently been published by the Government following a considerable delay, having originally been scheduled for November 2018 in relation to the Housing Delivery Test. As a result it would not be possible to publish the AMR until the meeting in June 2019.

19. Lyminster & Crossbush Application for Designation of a Neighbourhood Area

Lyminster & Crossbush Parish Council had applied to the Council and the South Downs National Park Authority for designation of Neighbourhood Area under Part 2 of the Neighbourhood Planning (General) Regulations 2012 – Regulation 5. The Council subsequently publicised the area application as required under Part 2, Regulation 6, and the next stage was for the Council to agree and designate the neighbourhood area.

The Planning Policy Team Leader presented this report which sought agreement to that designation and the Subcommittee

RECOMMEND TO FULL COUNCIL

That the specified area, without modification, is appropriate to be designated as the Lyminster & Crossbush Neighbourhood Area for the reasons set out in the application and in light of the results of the public consultation, which did not receive any representations.

20. CIL Community Infrastructure Levy) Update Report

The Planning Policy Team Leader presented this report which provided a summary of the responses received from the Preliminary Draft Charging Schedule (PDCS) consultation which ran from 10 December 2018 to 21 January 2019. Members were advised that the responses received as part of

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the PDCS had informed the preparation of a proposed Draft Charging Schedule and agreement was being sought for that to go out to public consultation from Thursday 21 March until 5 p.m. on Thursday 2 May 2019.

A question was asked in relation to the timescale beyond July for progressing the CIL Charging Schedule and Members were advised that it was set out in the Local Development Scheme on the Council's web site but, in brief, it was anticipated that the examination would take place in the Autumn, i.e. September/October with adoption in Spring 2020.

The Subcommittee

RESOLVED - That

(1) the summary of responses received as part of the Preliminary Draft Charging Schedule consultation be agreed;

(2) the Draft Charging Schedule (March 2019) is published for public consultation (under Regulation 16 of the CIL Regulations 2010 as amended) from Thursday 21 March 2019 until 5 pm Thursday 2 May 2019; and

(3) the officer response to the Government's Technical Consultation on Reforming Developer Contributions (December 2018), be noted.

21. Provision of Accommodation suitable for Older People and People with Disabilities

The Group Head of Planning introduced this report which was seeking agreement to draft guidance on the provision of accommodation suitable for older people and people with disabilities.

The Subcommittee was advised that provision of accommodation for older persons and people with disabilities was included within the Arun Local Plan, as well as the NPPF, and there was strong evidence that housing needs for people over 65 would significantly increase over the Plan period, as set out at page 126 of the agenda. Furthermore, there was also evidence of a significant need for accommodation for people with disabilities and these were concentrated in the more elderly population as shown on page 128.

The Council recognised that there was a cost to the development industry in making provision for different types of housing. However, the Council was obliged, together with developers, to contribute to meeting the housing needs for all the residents of Arun. It was therefore considered to be reasonable to adopt some standards that would be applied to new developments whereby specific accommodation would be provided for both the elderly and those with disabilities.

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It was the intention to carry out a consultation on these standards, which would then be reported back to the Subcommittee.

The Subcommittee welcomed the initiative and

RESOLVED – That

(1) the proposed standards for the provision of accommodation suitable for older persons and people with disabilities are approved for the purposes of consultation;

(2) appropriate consultation on the proposed standards be undertaken and any consultation responses be reported back to the Subcommittee;

(3) the proposed standards for the provision of accommodation suitable for older persons and people with disabilities are treated as a material consideration in respect of the determination of all relevant planning applications; and

(4) the Equality Impact Assessment at Section 6 of the report be noted.

22. Provision of Changing Place Toilets

The Group Head of Planning, by way of this report, requested the Subcommittee to approve adoption of guidance on the provision of Changing Place Toilets in appropriate destinations and developments to assist with the needs of people with complex and multiple disabilities and impairments.

Members were advised that the Council had been working on some guidance to support and promote the provision of 'Changing Place Toilets', as attached at Appendix B to the report. It was anticipated that the guidance might be incorporated into the Planning Design Guide in due course.

The Subcommittee

RESOLVED

That the leaflet attached as Appendix B to the report be used as guidance on the provision of Changing Place Toilets in appropriate destinations and developments to assist with the needs of people with complex and multiple disabilities and impairments.

(The meeting concluded at 7.25 pm)