

ARUN DISTRICT COUNCIL

REPORT TO AND DECISION OF PLANNING POLICY COMMITTEE ON 27 July 2022

SUBJECT: Planning Policy Work following Full Council on 13 July 2022

REPORT AUTHOR: Karl Roberts/Neil Crowther

DATE: July 2022

EXTN: 01903 737839

AREA: Growth

EXECUTIVE SUMMARY:

Planning Policy need to consider the work that is going to take place within the Planning Policy Team in the short term as a result of the decision at Full Council not to resume preparation of a Local Plan for the district.

RECOMMENDATIONS:

That Planning Policy Committee endorse the proposed work outlined in the Appendix setting out what work can continue and what work is unable to be progressed at this time.

1. BACKGROUND:

- 1.1 Full Council at their meeting on the 13 July 2022 resolved to reject the recommendation of this committee to proceed with a review of the Local Plan. Therefore, for the present the Council's formal position on the preparation of a new Local Plan, as per previous resolutions is that the review process is paused. Debate at Full Council prior to taking this decision expressed concern over future housing numbers as well as uncertainty around potential future planning reforms.
- 1.2 The Council's constitution states that 6 months must pass before a previous resolution can be reconsidered. Therefore, this decision cannot be reconsidered until Jan 23 at the earliest. With the District Council elections due in May 2023, some 4 months later it is unlikely that the Council will wish to decide on whether to recommence the review or not until after the elections. Therefore, it is proposed that a report on preparing a new Local Plan is brought to the first available meeting of this committee after the elections in June 2023.
- 1.3 The purpose of this report is therefore to seek the Committee's agreement to the proposed work programme of the Planning Policy Team between now and June 2023. The attached Appendix indicates which work streams will cease, continue or start as a consequence of the Full Council resolution dependent upon whether this work was being progressed in order to inform a future Local Plan or not.

- 1.4 This report has been submitted as an urgent item because the next scheduled meeting is not until September which would mean a significant delay in securing the Committees support for the teams revised work programme. The Committee will note that it is proposed to undertake some work streams that will inform reports to be presented to the Committee in June 23 regarding the future content or preparation of a Local Plan review.
- 1.5 The work outlined in the Appendix that will have to pause until the Council decide to agree to prepare an updated Local Plan is primarily for the purpose of informing future planning policy. As Committee will be aware, it is only when a draft policy is prepared, following consideration of such evidence, that it would really become a material consideration in the determination of planning applications. Whilst the delay in preparing a Plan will have an impact on the ability to progress these matters, the delay would have only a limited impact upon the determination of applications/appeals because issues such as biodiversity, landscape, climate change etc are already dealt with in the current Local Plan. And will be considered against the presumption in favour. Obviously, the creation of new policy that may result in higher standards on these subjects would be delayed.

2. PROPOSAL(S):

To endorse the approach to different areas of work within the Planning Policy Team set out in the Appendix.

3. OPTIONS:

To not endorse the Appendix and to accept the risks outlined.

4. CONSULTATION:

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council		x
Relevant District Ward Councillors		x
Other groups/persons (please specify)		

5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)

	YES	NO
Financial	x	
Legal	x	
Human Rights/Equality Impact Assessment	x	
Community Safety including Section 17 of Crime & Disorder Act		x
Sustainability	x	
Asset Management/Property/Land		x
Technology		x
Other (please explain)		

6. IMPLICATIONS:

There are financial implications for not being able to progress some of the work outlined in the Appendix. There are legal issues for the continued absence of progress on updating the Local Plan. Sustainability and equality implications may stem from a delay in being able to set new planning policies to address these issues.

7. REASON FOR THE DECISION:**8. BACKGROUND PAPERS:**

Appendix 1

Study	Scope / Purpose	Output	Risk	Proceed Yes/No
2022/23				
Biodiversity Net Gain (BNG) Study	Review and consolidate Biodiversity record of species and habitats compared to existing Biodiversity Opportunity Areas to identify correlation and gaps	Will assist Development Management (DM) interpretation of the national metric under the Environment Act 2021 and existing planning policy.	Work has been complete to stage 1 and will be presented to Planning Policy Committee.	Yes
Biodiversity Net Gain (BNG) Study		Signposting further BNG work to inform future policy formulation.	Stage 2 testing of scope to exceed 10% BNG metric for Arun to proceed. This cannot be commenced until the pause is lifted as it will inform future policy.	No
SFRA Phase 1: Environment Agency Flood Mapping Allowances	Map EAs update climate change allowances for the sources of flooding; pluvial; fluvial; sea level/coastal.	Will assist DM interpretation of the Environment Agency's Climate Change Allowances.	None. Work can inform Local Plan update sequential site assessment work when it resumes.	Yes
Arun Housing Market Absorption Study	Arun housing market absorption rates informs more achievable housing delivery trajectory	Evidence Study that may inform overall Local Plan housing target.	A lengthy pause may mean that this work may need updating. Draft study already received.	Yes
Sustainability Appraisal (SA/SEA/HRA)	To ensure that the plan development strategy and policies are sustainable and meets legislative regulations.	Sustainability Appraisal Environmental Report assessing sustainability of strategy and policies.	Work would inform future planning policy. With no commitment to a Plan this would be abortive work.	No
A27 Capacity Study	Informs ADC approach to	Evidence Study that will	Dependent on Chichester	No

	potential housing growth and cross boundary planning and spatial housing distribution.	inform future Local Plan policy in terms of infrastructure requirements as well as deliverability.	emerging plan evidence and Arun LP update Housing requirement. Unable to resolve cross boundary infrastructure capacity for the LP update until it is resumed.	
Waste Water Treatment Works (WwTW) Capacity	Informs WwTW Headroom for LP Update – Statement of Common Ground.	Alignment of WwTW infrastructure capacity with Development. Will inform policy in respect of infrastructure requirements, phasing and deliverability.	Delayed infrastructure planning to mitigate growth.	No
Water Neutrality	Duty to Cooperate Statements of Common Ground.	Informs cross boundary infrastructure provision e.g. Southern Water’s emerging Drainage & Waste Water Management Plan.	None. Duty to Cooperate ongoing – including preparation of Statements of Common Ground and responding to neighbouring authority plan making.	Yes
Water Nutrient Neutrality	Duty to Cooperate Statements of Common Ground.	Informs cross boundary infrastructure provision e.g. Southern Water’s emerging Drainage & Waste Water Management Plan.	None. Duty to Cooperate ongoing – including preparation of Statements of Common Ground and responding to neighbouring authority plan making.	Yes
Arun Secondary School Study Update	Refresh options for a deliverable school site.	Preferred Allocation for Secondary School.	None. Currently out to tender – addresses current Local Plan.	Yes
West Bank (LEGA) Evidence Study	Assess scope to improve the delivery of the LEGA.	Evidence study to inform decisions.	None. West Bank (LEGA) Evidence Study will address current Local Plan.	Yes

Climate Change Study – Policy Standards	Reviewing DM policy standards for carbon reduction, renewable energy, climate change resilience and place making.	A new set of standards that would be contained in a new Local Plan.	Work would inform future planning policy. With no commitment to a Plan this would be abortive work.	No
Vision & Objectives	Council aspirations and delivery timescales - shape the required Local Plan evidence.	Local Plan period and scope of supporting evidence.	This would be abortive work. Delay will impact on plan making timetable. Will be considered in June 2023 if the Plan update is resumed.	No
2023/24				
Housing Economic Development Needs Assessment (HEDNA). Local Housing Objectively Assessed Need (OAN) starting point using Standard Housing Methodology.	OAN based on the Standard Housing Methodology and balance of jobs and commuting.	Evidence Study showing the housing target and components of housing need (older people, student and special needs) balanced with jobs target to achieve a sustainable commuting balance.	Planning Policy Team would be preparing briefs, tenders, and contracts ready to commence study on 1 April 2023. Commissioning can no longer progress without commitment to a Local Plan Update. Housing Land supply and Appeal decisions.	No
Strategic Housing Market Area Update.	Identifying the housing market areas that shape cross boundary planning.	Evidence Study to confirm the Strategic Housing Market area that the district falls into in relation to house prices and broad rental market area, travel to work and cross boundary provision.	Planning Policy Team would be preparing briefs, tenders, and contracts ready to commence study on 1 April 2023. Commissioning can no longer progress without commitment to a Local Plan Update.	No

<p>Functional Economic Market Area and forecast.</p>	<p>Identifying the economic geography for Arun and its relationship with other economic areas to identify strengths and weaknesses and opportunities for cross boundary planning.</p>	<p>Evidence Study to confirm the Functional Economic Market area that the district falls into in relation business sectors and travel to work. This will inform quantum of employment allocations as well as location.</p>	<p>Planning Policy Team would be preparing briefs, tenders, and contracts ready to commence study on 1 April 2023. Commissioning can no longer progress without commitment to a Local Plan Update.</p>	<p>No</p>
<p>Place Making – 20 minute Communities (urban capacity)</p>	<p>Identifying the spatial alternatives and options for delivering growth in the right places.</p>	<p>Evidence Study to shape place making within a context of reducing the need to travel, while increasing access to services. For example, through active travel, technology and public transport.</p>	<p>Planning Policy Team would be preparing briefs, tenders, and contracts ready to commence study on 1 April 2023. Commissioning can no longer progress without commitment to a Local Plan Update.</p>	<p>No</p>
<p>Arun Transport Model - LP Forecast Model Runs.</p>	<p>Identifying the spatial impact of development and any necessary provision of transport mitigation infrastructure phased over the plan period.</p>	<p>Evidence Study to provide an Arun district-wide Transport Model with which to test development options and locations and necessary transport mitigation.</p>	<p>Planning Policy Team would be preparing briefs, tenders, and contracts ready to commence study on 1 April 2023. Commissioning can no longer progress without commitment to a Local Plan Update.</p> <p>Significant delay may require an expensive new model to be commissioned.</p>	<p>No</p>