

PLANNING POLICY SUB-COMMITTEE

30 June 2020 at 6.00 pm

Present: Councillors Mrs Yeates (Chairman), Jones (Vice-Chair), Bower, Chapman, Charles, Dixon, Elkins, Huntley, Lury, Mrs Pendleton, Ms Thurston and Tilbrook

Councillors Bicknell, Coster and Gunner were also in attendance at the meeting

Councillor Huntley was absent from the meeting during consideration of the matters detailed at Minutes 8 to 10.

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Daniells and Oppler.

2. DECLARATIONS OF INTEREST

There were no declarations of interest made.

3. MINUTES

The Minutes of the meeting held on 25 February 2020 were approved by the Subcommittee as a correct record and would be signed by the Chairman as soon as possible following the Council's resumption of normal working.

4. START TIMES

The Subcommittee

RESOLVED

That the start times of meetings for the remainder of 2020/21 be 6.00 p.m.

5. ARUN DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Work commenced on the Arun District Design Guide Supplementary Planning Document (SPD) in 2019 to provide further detail to the Design policies set out in the Arun Local Plan (Chapter 13) and in order to raise the standard of design across the District. A public consultation on the draft version of the Guide had been undertaken from 9 January to 21 February 2020 and the report on the table now informed Members on the representations made and the proposed responses. In addition, approval was sought to progress with a four week Regulation 12 Public Participation period in

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accordance with Regulation 35 and as required by The Town & Country Planning (Local Planning)(England) Regulations 2012, pending clarification and cover for meeting consultation regulations as a result of the COVID-19 restrictions in place due to the pandemic. It was unclear at this time whether this would still be required in light of the exceptional circumstances or how it would be undertaken as guidance was awaited from the Government.

The Planning Policy Team Leader introduced this report and advised that, once the SPD was adopted, it would be a material consideration that could be accorded significant weight in the determination of development proposals in the District.

In the course of a brief discussion, particular comment was made about consultation and how to engage a wider sector of the population to take part in the process. It was also suggested that steps should be taken to appraise the wider community about the delays being experienced and to encourage the public to participate in the final consultation.

An assurance was sought and given that the Subcommittee would be advised of the response in respect of Regulation 35 Public Participation consultation and that the draft would still be brought back for consideration by Members prior to going to Full Council for approval.

The Group Head of Planning and his team were congratulated on producing a very good document that was nicely laid out and easy to understand.

In turning to the vote, it was suggested and agreed that a slight amendment be made to recommendation (3) to insert the words “if required” after “following the four week Public Consultation” pending whether any further response was received. The Committee then

RESOLVED - That

- (1) The proposed modifications schedule which addresses the comments made from the public consultation can progress to a Regulation 12b Public Participation period in accordance with Regulation 35;
- (2) The Group Head of Planning, in consultation with the Planning Portfolio Holder and the Chairman, be granted delegated authority to finalise the Design Guide SPD for Regulation 12b Public Participation; and
- (3) Following the four week Public Participation period, if required, any responses are reported back to agree any further changes prior to the Design Guide being referred to Full Council for adoption.

6. HIGH LEVEL DEVELOPMENT PRINCIPLES FOR THE WEST OF BERSTED STRATEGIC ALLOCATION

The Strategic Development Team Leader presented this report which sought the endorsement of the Council to a series of high level development principles to guide the form of development at West of Bersted. The relevant Parish Councils, developers/site promoters of the strategic allocation and both internal and external consultees had been invited to comment on the wording of the principles, which had subsequently been revised and issued for comment. These had also been presented to the West of Bersted Advisory Group on 11 June 2020, which had requested that the last sentence of SDP 16 be amended to read “The green infrastructure framework will retain a view of the South Downs from Chalcraft Lane.”

The Subcommittee participated in a brief debate and it was agreed that SDP5 would be amended to read “The Masterplan ~~should~~ **will** provide for at least one neighbourhood centre...” to provide a more certain way forward.

The Subcommittee

RECOMMEND TO FULL COUNCIL

That the High Level Development Principles appended to the report, and as amended, be endorsed to guide the form of the development at the West of Bersted Strategic Planning Allocation.

7. ARUN LOCAL PLAN TRANSPORT EVIDENCE UPDATE

(In the course of discussing this item, Councillors Elkins and Mrs Pendleton declared a personal interest as members of West Sussex County Council and remained in the meeting and took part in the debate and vote.)

The Planning Policy Team Leader presented this report which provided an update on the technical work being undertaken to support the delivery of the Arun Transport Study junction mitigation measures, which included a transport apportionment paper which identified funding contributions from strategic housing allocations towards all such schemes. The report also provided information on safety mitigation schemes at the Comet Corner and Oystercatcher junctions on the A259 between Littlehampton and Bognor Regis. It was highlighted to Members that the costs in the apportionment paper were based on figures that were 4 years old and, as such, costs quoted would be subject to change. In addition, the A259 corridor had been identified as part of the Major Road Network by Transport for the South East and WSCC was investigating more strategic options for improving the stretch between Bognor Regis and Littlehampton in order to support future funding applications, which could impact on their current approach.

In participating in discussion on this matter, Member comment was made that the area around the junction highway improvements must be wide enough to include all

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new developments that would have an impact on those improvements and must not be just those that were in the immediate vicinity as it was of vital importance to secure sufficient funding. A question was asked relating to the apportionment costs for the junction improvements at Comet Corner and the Oystercatcher on housing development at Ford and how that would be calculated. As part of a detailed response, the Principal Planning Officer confirmed that development at the strategic housing allocation at Ford would contribute to the Comet Corner and Oystercatcher schemes. Other non-strategic sites would not be subject to S106 contributions towards the junctions but would contribute via the Community Infrastructure Levy (CIL).

Following further general comment, the Subcommittee

RESOLVED

That the Arun Local Plan Transport Apportionment Paper (ADC 2020) and the Comet Corner and Oystercatcher Design Report (WSP 2019) be noted.

8. LOCAL LIST OF NON DESIGNATED HERITAGE ASSETS

The Planning Policy Team Leader presented this report which set out the detail of how the Council would follow Planning Practice Guidance that all non-designated heritage assets would be contained within one list, based on published criteria. Further, the proposal would ensure that additional assets could be included in the list to enable them to be fully identified or that assets could be deleted where no longer of merit for inclusion. Non-designated heritage assets were those buildings, monuments, sites, places, areas or landscapes which had some local heritage significance; in Arun these had been identified as being of two different types, (i) Areas of Character and (ii) Buildings or Structures of Character.

Following brief Member comment relating to Supplementary Planning Guidance, the Planning Policy Team Leader was able to provide assurance that the Local List would have the same weight as a material consideration and that the process would be simplified and provide more flexibility.

The Subcommittee

RESOLVED

That those non-designated assets included within the new local list be endorsed; and

RECOMMEND TO FULL COUNCIL

That the Buildings or Structures of Character and Areas of Character Supplementary Planning Documents be deleted and that the existing

Area of Character descriptions be saved and placed on the Council's website.

9. ARUN LOCAL DEVELOPMENT SCHEME

The Subcommittee received a report from the Planning Policy Team Leader which provided the detail of why the Council's current Local Development Scheme (LDS) needed to be updated, namely to address its new priorities and strategic targets for achieving sustainable development established in November 2019; its declared Climate Change Emergency; and its decision to review and update the Local Plan on 15 January 2020.

General comments were made by Members relating to the review of the Local Plan; the Climate Change Emergency; and the Council's lack of a 5 year Housing Land Supply, following which the Subcommittee

RECOMMEND TO FULL COUNCIL – That

- (1) The Local Development Scheme July 2020 for the period 2020–2023 as amended (and set out in Background Paper 1) be adopted; and
- (2) Authority be delegated to the Group Head of Planning, in consultation with the Chairman and the Portfolio Holder for Planning, to undertake minor updating and drafting of any amendments required to the LDS prior to publication.

10. ARUN STATEMENT OF COMMUNITY INVOLVEMENT

The Planning Policy Team Leader presented this report which outlined the temporary arrangements that had been put in place to keep residents up to date with the plan making process as a result of the Covid 19 pandemic and the consequential restrictions in place with regard to social distancing. As the measures were temporary and pragmatic, it was not considered necessary to undertake a consultation on a revised Statement of Community Involvement (SCI) for adoption by Full Council. However, it would be made clear that the changes were temporary and would be publicised on the Council's website alongside the existing SCI as soon as possible.

The Subcommittee

RESOLVED

That the temporary arrangements to be put in place to publicise and compensate for commitments that the Authority is unable to make on depositing documents for inspection and face to face engagement while the Covid-19 social distancing measures remain in place be noted.

Subject to approval at the next Planning Policy Sub-Committee meeting

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(The meeting concluded at 7.50 pm)