

PLANNING POLICY SUB-COMMITTEE

22 September 2020 at 6.00 pm

Present: Councillors Mrs Yeates (Chairman), Bower, Chapman, Charles, Dixon, Edwards (Substitute for Councillor Hughes), Elkins, Lury, Ms Thurston and Tilbrook

11. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Hughes, Huntley, Jones and Oppler.

12. DECLARATIONS OF INTEREST

There were no declarations of interest made.

13. MINUTES

The Minutes of the meeting held on 30 June 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.

14. ARUN DISTRICT COUNCIL INFRASTRUCTURE FUNDING STATEMENT (IFS) 2019/20

(In the course of discussion on this matter, Councillor Elkins declared a personal interest as a member of West Sussex County Council. He remained in the meeting and took part in the debate and vote.)

The Planning Policy Team Leader introduced this report which set out the detail of why an Infrastructure Funding Statement (IFS) was now required to be prepared and published by all planning obligation collecting authorities on an annual basis and the content of such a statement. The main aim of this change to the CIL (Community Infrastructure Levy) Regulations was to provide a way to make developer contributions fully transparent to enable anyone to ascertain how much an individual development site had contributed to infrastructure provision.

In discussing the item, Members commended the report and welcomed this approach as providing transparency to the public. They participated in a full general debate to improve their understanding, with the Principal Planning Officer responding to any queries raised. A particular point was put forward with regard to GIS mapping and the benefit that could have on illustrating infrastructure contributions from sites with planning permissions. As this was an issue not strictly pertinent to the item on the table, the Group Head of Planning encouraged Members to review the current GIS

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system on the Council's website and feedback comments to officers to enable further consideration of the matter.

The Subcommittee

RECOMMEND TO FULL COUNCIL

That the Arun Infrastructure Funding Statement 2019/20 be approved and published on the Council's website in accordance with Regulation 121A of the Community Infrastructure Levy Regulations 2010 (as amended).

15. GYPSY & TRAVELLER & TRAVELLING SHOWMEN SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT - PREFERRED OPTIONS

(In the course of discussion on this matter, Councillor Elkins declared a personal interest as a member of West Sussex County Council. He remained in the meeting and took part in the debate and vote.)

The Planning Policy Team Leader presented this report which sought approval to undertake a Regulation 18 Draft Gypsy & Traveller and Travelling Showmen Site Allocation Development Plan Document (Draft DPD) 'Preferred Options' public consultation.

Members were appraised of the background and detail as to how the preferred options had been arrived at and particularly highlighted that a new location at Bilsham Corner had been identified for inclusion towards the end of the Plan period as it might offer scope for accommodating a range of Gypsy & Traveller (G&T) pitches and Traveller Showmen (TSM) plots and thus provide a degree of contingency and flexibility should delivery not progress in accordance with the plan accommodation requirements. The Planning Policy Team Leader also clarified that Climate Change and flooding matters had been raised by the Environment Agency and West Sussex County Council (e.g. the Caravan site and Little Meadow Bilsham Corner). However, officers were confident the planning permission and level 2 Flood Risk Assessments at the Caravan Site showed that technical solutions on the ground were possible and the proposed Little Meadow broad location allocation towards the end of the plan period to accommodate a plot shortfall and contingency period was, similarly, likely to offer scope to mitigate risks and vulnerability to meet national policy requirements. There was little to choose from between sites according to the 'G&T Site Identification Study', the 'Sustainability Appraisal' and limited capacity and so the plan should progress to consultation which might generate further evidence and possible options.

Unfortunately, the Planning Policy Team Leader had to report that 5 existing sites that should have been included in the document for safeguarding as G&T and TSM sites on the policies map (these are separate from and not sites proposed for intensification) had been omitted due to a gremlin in the system but would be added and ARU044 2 Wyndham Acres should also have been listed in the safeguarding policy but was correctly shown on the policies map. These were:-

ARU030 Ryebank Caravan Park G&T
ARU052 Cottage Piggeries G&T
ARU045 The Paddocks G&T
ARU022 The Drive TSM
ARU023 Fairfield Eastergate Lane TSM

In debating the matter, questions were asked relating to the consultation process and the Planning Team Leader advised Members of the steps that would be taken to ensure that the consultation was in line with Regulation 18 and, particularly, to take account of the effect that the pandemic might have on accessibility. In fact, the consultation period had been extended to 8 weeks from 6 weeks specifically because of the pandemic.

Further debate centred around suitability and sustainability of sites; social cohesion and social harmony; and site notices, all of which were addressed at the meeting by the Planning Team Leader.

The Subcommittee

RESOLVED – That

- (1) The consultation Draft Gypsy & Traveller and Travelling Showmen Site Allocations Development Plan Document 'Preferred Options' be agreed for an eight week public consultation in October 2020; and
- (2) The Group Head of Planning, in consultation with the Planning Portfolio Holder and the Chairman be granted delegated authority to finalise the draft Preferred Options DPD and accompanying consultation documentation.

(The meeting concluded at 7.22 pm)