

Subject to approval at the next Subcommittee meeting

LOCAL PLAN SUBCOMMITTEE

30 July 2015 at 6.00 p.m.

Present : Councillors Mrs Maconachie (Chairman), Bower (Vice-Chairman), Ambler, Bicknell, Mrs Bower (substituting for Councillor Mrs Brown), Charles, Mrs Daniells (substituting for Councillor Brooks), Mrs Hall, Haymes, Hughes and Mrs Madeley (substituting for Councillor Mrs Stainton).

Councillors Dingemans and Mrs Oakley were also in attendance at the meeting.

5. Apologies for Absence

Apologies for absence had been received from Councillors Mrs Ayres, Brooks, Mrs Brown, Chapman and Mrs Stainton.

6. 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.

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7. Minutes

The Minutes of the meeting held on 1 June 2015 were approved by the Subcommittee and signed by the Chairman as a correct record, subject to correction in the 8th paragraph of “plus the sites **allowed** on appeal in Aldingbourne” rather than “allows”.

8. Inspector’s Conclusions after the Procedural Meeting

The Chairman agreed this item could be considered as a matter of urgency as decisions needed to be made to progress work on the Local Plan.

Members were reminded that a Procedural Meeting had been held on 16 July 2015 by the Inspector undertaking the Examination of the Arun Local Plan 2011-2031 to discuss the implications of the Council’s revised position on the ‘objectively assessed needs (OAN) for market and affordable housing’. The Council had received the Inspector’s conclusions on 29 July 2015 and the Director of Planning & Economic Regeneration now presented a report which sought Members’ agreement to the principle of suspension of the Local Plan Examination process for a period of 12-18 months to work towards meeting the higher OAN requirement of 758 homes per annum; for officers to prepare a timetable of work for submission to the Inspector for his consideration; and for a public consultation to be carried out on the revised 2015 OAN report.

As the Inspector’s conclusions document had only just been received, officers were in the process of assimilating its contents and a more detailed report would be presented at a future meeting but, in the meantime, it was essential for the Council to agree a way forward. The key point was that, whilst the Council had submitted a proposal of suspension of the Local Plan based on delivery of 640 homes p.a. the Inspector had taken the view that the examination process should be suspended for 12-18 months with an OAN of 758 p.a. The Subcommittee was further advised that that figure did not take into account any additional housing that might be required under the Duty to Co-operate regime.

In discussing the matter, Member comment was made that now was not the time to examine the detail of the conclusions as the full implications had to be carefully considered following an in depth study of the document’s contents.

General comments were made around the Duty to Co-operate requirement; the need to re-evaluate sites in the District to accommodate the additional housing required; and the relationship between the Arun Local Plan and the recently ‘made’ Neighbourhood Plans across the District.

The Subcommittee then

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RECOMMEND TO FULL COUNCIL – That

(1) the principle of suspension of the Local Plan Examination process for a period of 12-18 months to work towards meeting the high OAN (Objectively Assessed Needs) requirement of 758 dwellings per annum be agreed;

(2) officers to prepare a timetable of work for submission to the Inspector, with delegated authority given to the Director of Planning & Economic Regeneration; and

RESOLVED - That

(3) in accordance with the delegated authority given by Full Council on 17 July 2015 to the Local Plan Subcommittee, public consultation be carried out on the revised 2015 Objectively Assessed Needs report. This report will be treated as a proposed modification in accordance with the advice from the Local Plan Examination Inspector; and

(4) delegated authority be given to the Director of Planning & Economic Regeneration to implement the necessary consultation.

9. Designation of Local Green Space for Land East of Fontwell Avenue

The Strategic Development Planner presented this report which considered the petition that had been received that the land known as Fontwell South, or alternatively as land east of Fontwell Avenue, be designated as a Local Green Space.

The report outlined the process for such a designation and, in Arun, this had been done through the Neighbourhood Planning process. The tests as to whether such a designation could be successfully made were contained within the NPPF (National Planning Policy Framework) at paragraphs 76 and 77, as detailed in the report. However, Members were updated that, since publication of the report, Full Council had agreed to look at Fontwell as a potential allocation for housing with the requirement to look at higher levels of residential development.

The wording of paragraph 77 of the NPPF was that all requirements must be met. In the view of officers, the proposed Local Green Space allocation would not meet all the requirements and it was therefore not considered appropriate to be designated as a Local Green Space

It was understood that the designation was now being proposed through preparation of a Neighbourhood Plan. However, Members were advised that the designation would still fail the tests within the NPPF,

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regardless of whether there was or was not an emerging allocation on the site.

The Subcommittee

RECOMMEND TO FULL COUNCIL – That

(1) the contents of the report be noted; and

(2) a response be sent to the petition organiser stating that the land is not appropriate to be designated as a Local Green Space as it does not meet the tests as set out in paragraphs 76 and 77 of the National Planning Policy Framework.

10. Technical Housing Standards – Nationally Described Space Standards

In presenting this report, the Strategic Development Planner also circulated at the meeting a table detailing the internal space standards comparison between Arun's emerging Design Policy and the new nationally described space standard. He reminded Members that at the meeting in February 2015, it had been agreed that the new national standards would supersede the Council's local standards in the emerging Local Plan and this had been put forward as a proposed modification to the Local Plan Inspector.

The Subcommittee

RESOLVED

That the contents of the report be noted.

11. Update to the Memorandum of Understanding between Arun District Council and Mid Sussex District Council

The Subcommittee received a report from the Strategic Development Planner which, essentially, provided an update to the Memorandum of Understanding previously agreed with Mid Sussex on a number of issues.

As a result of the Inspector's Conclusions following the Procedural meeting held on 16 July 2015, the Outcomes Section of Appendix 1 relating to Arun District Council, second paragraph, required amendment and delegated authority was therefore sought for the Director of Planning & Economic Regeneration, in consultation with the Chairman, to make the necessary changes to that paragraph.

The Subcommittee

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RECOMMEND TO FULL COUNCIL

That the Duty to Cooperate Memorandum of Understanding with Mid Sussex District Council be agreed, subject to delegated authority being given to the Director of Planning & Economic Regeneration, in consultation with the Chairman, to make the necessary changes under Outcomes – Arun District Council – second paragraph.

12. Delivery of Link Road between Existing A259 at Felpham and the Bognor Regis Relief Road

The Director of Planning & Economic Regeneration presented this report which sought Member approval to enter into discussions with the Bognor Regis Golf Club and relevant land owners to ascertain the feasibility of delivering a link road between the Bognor Regis Relief Road and the Felpham Leisure Centre roundabout. He stressed that, in the interests of transparency and clarity, these would only be preliminary discussions but it was important to make every attempt to unlock the LEC Airfield and land to the north of that for employment purposes.

Although concern was raised regarding the present traffic issues in Felpham, the Subcommittee supported this approach and

RESOLVED

That officers be supported in entering into discussions (on a without prejudice basis at this stage) with the Golf Club and other landowners regarding the following:-

- a) the use of part of the course to facilitate the delivery of the Link Road and proposed employment land;
- b) the possible relocation in whole or in part of the course and the enhancement of the facilities provided;
- c) the potential for some residential or other forms of development on the course to facilitate a) and b) above.

(The meeting concluded at 6.40 pm)