

## **QUESTIONS & ANSWERS FROM PARISH CLERK MEETING 21.6.16**

**(Below is the agenda for reference and then the questions that arose from the presentation. Handouts of the PowerPoint slides were made available to attendees of the meeting)**

### **Parish Clerk Liaison Meeting 21 June 2016 10am – 12.30pm**

#### Purpose of meeting:

- To ensure continued liaison with Parish and Town Councils regarding the emerging Arun Local Plan, and particularly the additional work that officers are currently undertaking to test development capacity.
- Further consideration of the relationship between the emerging ALP and 'made' neighbourhood plans, and implications of the latest housing needs evidence.

#### Draft Agenda:

1. Welcome and Introduction – David Coleman (25 mins)
  - DCLG apologies
  - Local Plan Update
  - Evidence Base Progress
  - Consideration of unmet needs and Duty to Cooperate
  - Next Steps and Timetable for 'Main Modifications'
  - Questions to be addressed
2. Housing and Economic Land Availability Assessment – Martyn White (20 mins)
3. Transport Assessment – Nicki Faulkner (15 mins)
4. Neighbourhood Plan Update – Donna Moles (5 mins)
5. Questions / AOB

## QUESTIONS AND ANSWERS

(Notes have been made, where possible, of the range of questions asked at the meeting and the answers given below).

**Q: *Without 5 year land supply, are Neighbourhood Development Plans useless?***

A: Just housing element of the plan are considered to be out of date. Other policies of the plan will continue to carry weight in decision making. National planning policy guidance provides further details

**Q: *How is 5 year HLS counted?***

A: The 5 year HLS is available in the Arun Authority Monitoring Report 2014 – 2015 which is available on the Arun District Council website:

<http://www.arun.gov.uk/authority-monitoring-report>

**Q: *Will OAN change?***

A: This has been agreed by the Inspectors in their letter of 2<sup>nd</sup> February 2016. However, ADC must monitor changes which could impact upon the figure identified, including the release of new population and household projections.

**Q: *Will there be an element of catch-up?***

A: The shortfall of housing delivery to meet the OAN between 2011 (the start of the Plan period) to 2016 must be added to the forthcoming five years of the Plan period. Therefore, there will be an element of catch up.

**Q: *Will it be the same Inspector for original Examination in Public?***

A: No, the original Inspector has now retired. The new Inspector sat in on the OAN Hearing in January 2015.

**Q: *Is there a penalty for not developing 5 Year Land Supply?***

A: Yes – Plan considered “not up to date”. The fall-back position is the presumption in favour of development.

**Q: *What about the lack of developers available to deliver?***

A: We have to show we are bringing forward enough sites and this will be reviewed by the Inspector.

**Q: *What about paying for referendums for new plans?***

A: ADC waiting for DCLG to respond.

**Q: *Duty to Cooperate:***

***We have concern re unmet needs, how robustly will this be argued?***

***Who are the neighbours that we need to consider?***

A: The Inspector has asked the council to investigate this issue, have meaningful discussions with our neighbours and look at unmet needs across the Housing Market Area (HMA). The HMA represents the “neighbouring authorities” and covers the area

from Chichester along the coast to Brighton and Hove and north to Horsham and Mid Sussex.

We must look at constraints – what can/can't be accommodated within the District? This will then be discussed with relevant neighbouring authorities.

ADC is in a difficult position as neighbouring authorities (Brighton & Hove, Chichester, Horsham) have constraints that are specifically recognised by national planning policy (NPPF paragraph 14) which limit their ability to meet their needs.

The Inspector will take final conclusion on issue if there are neighbouring authorities objecting.

**Q: In the HELAA, if there are sites that have been rejected through the NDP, will they be looked at again?**

A: All potential sites are being assessed to ensure that the Council's housing evidence is as up to date and robust as possible. The Inspector will need to see that the capacity for the district to deliver housing has been fully assessed in accordance with national planning guidance.

**Q: Who is undertaking the strategic flood risk? There is no management across the district for surface water and flood.**

A: Consultants JBA Ltd are undertaking the Strategic Flood Risk Assessment and Consultants Mott MacDonald are undertaking a Strategic Surface Water Management Study. The issues of fluvial, coastal and surface and groundwater flooding are all taken into account through the planning policy process.

**Q: The strategic analysis – does it ensure the infrastructure is deliverable?**

A: The Arun Local Plan evidence base will include an Infrastructure Delivery Plan which will identify critical, essential and desirable infrastructure requirements. This will include costing, delivery mechanisms and the impact of infrastructure provision upon the phasing of a site. Viability is an important part of identifying infrastructure requirements and a balance needs to be struck.

In most cases, infrastructure requirements will be developer funded. Certain infrastructure types have funding in place from the Local Economic Partnership, for example sections of the proposed A29 realignment and for sections of the Lyminster Bypass.

**Q: How will Parish allocations be modified? If 1000 per annum is to be taken forward how would Neighbourhood Development Plans need to be delivered – would the allocations be increased pro-rata?**

A: The town and parish allocations policy will not be adjusted pro-rate with the overall housing target. Given the shortfall of housing delivery in relation to the OAN figure and five year supply, Arun District Council would like to give parishes the choice to be proactive in identifying and allocating sites or leaving it up to the District Council to allocate.

**Q: *Are policies and Built up Area Boundary (BUAB) being changed in plan to allow a site to come forward?***

A: *Policies including the BUAB will be re-assessed through the main modifications process*

**Q: *Where are we with CIL?***

A: CIL is to be progressed in due course, subject to progress with the Local Plan Examination.

**Q: *Due to the undersupply is it still possible to proceed with a Neighbourhood Development Plan at this point?***

A: The advice is to be mindful of the advice given by Donna Moles, that the Plan preparation can go ahead but once 'made' it will automatically be out of date as it wouldn't accord with the most up to date housing evidence.

**Q: *How does the Transport Study work? How strategic is that assessment and who looks at the local impact?***

A: The Arun Transport Study will look at strategic issues. In particular it will consider the impacts of the potential A27 Arundel Bypass through a sensitivity test. Once a shorter list of sites is identified however, the assessment will look at more localised junction impacts relating to congestion and safety. The study will recommend mitigation measures required to support new development.

The transport study looks just beyond the boundaries of the district to include strategic infrastructure changes taking place, for example, as a result of developments in Chichester and Worthing.

**Q: *There is a disconnect between what ministers are saying about NDPs and the requirements being brought through Planning Practice Guidance.***

A: Agree, there is a disconnect in the message between ministers and national planning policy guidance.

**Q: *The Council should produce a document which looks at the constraints – why the OAN can/cannot be met.***

A: The Council is in the process of undertaking this work through the Sustainability Appraisal. The NPPF requires Local Plans to meet objectively

assessed housing needs in full, unless there are specific constraints or designations as identified by NPPF paragraph 14.