



EXTRA ORDINARY COUNCIL MEETING

9 October 2014



1 October 2014

**Extra Ordinary Council Meeting
9 October 2014**

The Council Chamber, Civic Centre,
Ham Road, Shoreham-by-Sea

**7:00pm
Agenda**

ALL MEMBERS OF THE COUNCIL are hereby summoned to attend for the following business:

Part A

1. Questions and Statements by the Public

Members of the public are invited to ask questions and make statements about any matter for which the Council has a responsibility or which affects the District.

In accordance with Council Procedure Rule 11, each speaker is limited to 5 minutes and the total time for questions and statements is limited to 30 minutes.

2. Declarations of Interest

Members must declare any disclosable pecuniary interests in relation to any business on the agenda. Declarations should also be made at any stage such an interest becomes apparent during the meeting.

If in doubt contact the Legal or Democratic Services representative for this meeting.

3. Items Raised Under Urgency Provisions

To consider any items the Chairperson of the meeting considers to be urgent.

Director for Communities:
John Mitchell 01903 221049
Adur & Worthing Councils, Town Hall, Chapel Road,
Worthing, West Sussex, BN11 1HA
web: www.adur-worthing.gov.uk

4. Recommendations from the Executive

To consider the recommendations to the Council, details of which are attached as item 4. Full reports related to the item (The Local Plan) are available on the website.

<http://www.adur-worthing.gov.uk/meetings-and-decisions/committees/adur/cabinet/committee,121812,en.html>

	Executive	Date	Item
A	Cabinet	30.9.2014	Adur District Local Plan

Part B - Not for Publication – Exempt Information Reports

None.



Director for Communities

For Democratic Services enquiries relating to this meeting please contact:

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For Legal Services enquiries relating to this meeting please contact:

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Duration of the Meeting: Four hours after the commencement of the meeting the Chairperson will require the meeting to consider if it wishes to continue. A vote will be taken and a simple majority in favour will be necessary for the meeting to continue.

Minute Extract from Cabinet – 30 September 2014

CAB/004/14-15 Adur District Draft Local Plan

The Cabinet had before it a report by the Director for the Economy, copies of which had been circulated prior to the meeting, available on the website and a copy is attached to the signed record of these decisions as item 4.

The report presented the Proposed Submission Adur Local Plan 2014. It was proposed that the Plan be formally published for representations for a period of six weeks (together with the accompanying Policies Map and Sustainability Appraisal); and that following this publication period, the Plan (together with accompanying documents) would be submitted to the Secretary of State. The report explained the background to the development of the Plan; key elements of its contents, and the forthcoming publication period. The Proposed Submission Adur Local Plan 2014 was attached as Appendix 2 to the report.

The report and accompanying Plan had also been considered by the Planning Committee the previous evening, its views and comments were reported to the Cabinet by the Senior Solicitor.

A recommendation was made to the Cabinet that the Leader wrote to Mr Pickles seeking a reconsideration of the proposed changes to the planning system and whether they were working to benefit communities; the Cabinet agreed with the recommendation and resolved accordingly.

In addressing the Cabinet the Planning Policy Manager mentioned the work undertaken on the Plan since it was last presented to the Cabinet. She mentioned the previous opportunities for public comment on the proposals.. The Plan was a document to guide the development needs up to 2031. The Plan aimed to meet as far as possible the development needs of Adur But the significant constraints in the area means that these needs cannot be met in full.

The Principal Planning Officer (Policy) addressed Cabinet with the key changes since the last consultation. Whereas previous consultations had been less formal being under Regulation 18 of the Town and Country Planning Regulation; the document before Cabinet for recommendation to Council was under Regulation 19, and is therefore the formal publication version of the Plan.

The Proposed Submission Adur Local Plan 2014 was divided into five parts:

Part One: Set out the Vision and Objectives of the Plan which had been developed from work with stakeholders, it sets the context of the Plan. Policy 1 reflects the presumption in favour of sustainable development found in the NPPF.

Part Two: Set out the strategy of the Plan to facilitate the regeneration of Adur, setting out how the Plan seeks to work towards meeting Adur's objectively-assessed requirements for housing and employment land, but makes clear that due to constraints, it is not possible to

meet these needs in full. An explanation was given on the Duty to Cooperate, and the methodology undertaken to assess housing need. The housing need figures had been revised being based on the methodology set out in Planning Practice Guidance. Proposed allocations at West Sompting (residential and open space); New Monks Farm (residential, commercial, community facilities etc) and Shoreham Airport (commercial) took into account environmental assets and constraints. It also provided a 'broad location' policy for Shoreham Harbour (that part which lies within Adur) and forms the 'policy hook' for the Joint Area Action Plan being prepared for submission to the Council in due course. The Officer pointed out that in relation to access onto the A27 in Lancing; two potential points had been previously identified; the Highways Agency had previously accepted the two options in principle, although only 1 is required. The Plan now indicates the preferred option is that closest to New Monks Farm. However the alternative option remains as a contingency. The Principal Planning Officer indicated a typographic error in paragraph 2.22 – '2488' should read '3488'.

Part Three: contained 'Policies for Places', these were area-based policies for Lancing, Sompting, Shoreham-by-Sea, Southwick and Fishersgate, Adur's countryside and coast (outside of the National Park) and Local Green Gaps; these policies relate place-specific issues and proposals. There was a new Policy 14 (Green Gaps) which had been separated from the previous Policy 13.

Part Four: contained detailed policies on particular topics, including conservation areas and listed buildings, open space provision, affordable housing and sustainable development, which would be used in assessing planning applications for development (in conjunction with others in the Plan as appropriate). In some cases policies were included which had been developed through the plan process, and based on appropriate evidence, but which may require amendment or deletion due to impending Government changes. It was anticipated these matters could be addressed through 'modifications' as part of the Plan examination process. An amendment was proposed in relation to paragraph 4.50; namely the deletion of '(with an Addendum published in 2014)', and amendment of '8 pitches' to '7 pitches'; also the table below paragraph 4.51 be amended from '2023-2027 Public 2' to '2023-2027 Public 1'. In addition, the Principal Planning Officer highlighted that a Gypsy and Traveller DPD would be progressed in the future, to address the need for expansion of the Withy Patch site.

Part 5: Appendices: The section contained additional information on matters including monitoring and delivery, and a schedule of changes to the Policies Map.

The Cabinet Member for Regeneration expressed his support for the Plan before the Cabinet and recommended it be forwarded to Council on the 9th for approval. He commented on the earlier work on the Plan undertaken by the now Cabinet Member for Customer Services, prior to the portfolio changes the previous year and how he had been involved since taking over the Regeneration portfolio. The Cabinet Member expressed his confidence in the robustness of the Plan which would serve Adur well for the future of the District.

Mention was made of the need to have confidence in the evidence base of the Plan which would be thoroughly tested by the Inspector during the examination stage. Officers had followed the Government Guidelines and learned through the experiences of neighbouring Councils in finding housing sites.

The Chairman of the Planning Committee addressed the Cabinet on the need to provide for the future housing and employment needs of Adur's current and future residents. He

referred to the impact that not providing for such needs would have including the possibility that young people would have to leave Adur if they could not find homes or jobs.

Decision the Cabinet

- i. Considered the comments made by the Planning Committee sitting on 29 September 2014; the Cabinet agreed with the recommendation and

Resolved that the Cabinet calls on the Secretary of State for Communities and Local Government, Mr Eric Pickles MP to consider again the changes the coalition Government has made to this country's planning system to see if they are working for the benefit of our communities.

- ii. Considered the report, the Proposed Submission Adur Local Plan 2014 and Sustainability Appraisal, and determined the following

Recommendation to Full Council that:

- a) Council agrees that the Proposed Submission Adur Local Plan 2014, subject to the amendments outlined, is published for a six-week period of representation from 20 October – 1 December 2014 under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and that accompanying documents including the Sustainability Appraisal are also made available.
- b) Council delegates authority to the Director for Economy to amend the Proposed Submission Adur Local Plan 2014, prior to its publication, and also the Sustainability Appraisal, where amendment is required to correct minor errors and for purposes of clarification only.
- c) Council delegates to the Director for Economy in consultation with the Cabinet Member for Regeneration and Chairman of Adur Planning Committee, to agree for publication those documents accompanying the Proposed Submission Adur Local Plan 2014.
- d) Council agrees that following the six-week publication period for representations, the Proposed Submission Adur Local Plan 2014 be submitted to the Secretary for State for examination, together with its accompanying documents, any representations received during the publication period, and any updates to the evidence base as may be necessary.

Reason for Decision

Requirement to publish the Proposed Submission Adur Local Plan 2014 prior to the submission to the Secretary of State.

Alternative options considered

Local Government Act 1972

Background documents:

Agenda and minutes of Cabinet 30.9.2014

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