

**Minutes of the Extra-Ordinary Meeting of the Council held at the  
Civic Centre Ham Road Shoreham-by-Sea**

**9 October 2014**

Councillor Fred Lewis, Chairman  
Councillor Carson Albury, Vice-Chairman

Councillor Carol Albury	Councillor Liz Haywood
Councillor Pat Beresford	Councillor Emily Hilditch
Councillor Ken Bishop	Councillor Rod Hotton
Councillor Brian Boggis	Councillor Debbie Kennard
Councillor Ann Bridges	Councillor David Lambourne
Councillor James Butcher	*Councillor Liza McKinney
*Councillor Brian Coomber	Councillor Barry Mear
Councillor Keith Dollemore	Councillor Mike Mendoza
Councillor Dave Donaldson	Councillor Peter Metcalfe
Councillor Angus Dunn	Councillor Neil Parkin
Councillor Emma Evans	Councillor Geoff Patmore
Councillor Jim Funnell	Councillor Lyn Phillips
Councillor Paul Graysmark	Councillor David Simmons
	Councillor Ben Stride

\* = Absent

**C/025/14-15 Questions and Statements by the Public**

The Chairman invited questions and statement from members of the public present.

Mr Freeman of Lancing spoke on behalf of Adur Floodwatch Group and CPRE. Mr Freeman acknowledged the need for a government approved plan but challenged one that in his view put the community at risk of flooding. Mr Freeman gave an explanation of the Lancing flood risks from ground and surface water and the overflow from the Widewater lagoon; as well as the variances of the tide. By allowing new buildings on New Monks Farm and business on the Airport this would displace the ground water, leading to overflowing ditches, loss of containment of the area and flooding within the area. Mr Freeman mentioned a study commissioned by West Sussex due in the next 6 months from civil engineers C2Mhill and questioned why the Plan was proceeding without the information from the study. Mr Freeman asked the Council to refuse publication of the Plan.

Mr Morris of Shadwells Court Lancing, representing the Shadwells tenants Association and other Sheltered Housing in the district. Mr Morris sought reassurance from the Leader that Sheltered Housing would remain under the control of the Council.

The Leader responded that social and sheltered housing would remain as an in-house service with the Council and he expected that the Council would build more of this type of accommodation in the future.

Mr Bathurst of Lisher Road Lancing mentioned the current traffic and travel times and how any type of development would exacerbate the already lengthy delays and overcrowding of the road. Mr Bathurst suggested that before any development commenced a by-pass needed to be constructed. He further challenged the lack of car parking at the local train stations pushing vehicles to on-road parking for those travelling to work. Mr Bathurst also mentioned the traffic delays would hinder the emergency services from responding quickly throughout the district with standing traffic hindering speedy process on the roads. He concluded that the countryside could not be replaced.

### **C/026/14-15 Declarations of Interest**

No declarations of interest were made.

### **C/027/14-15 Items Raised Under Urgency Provisions**

There were no items under the Urgency Provisions

### **C/028/14-15 Recommendations from the Executive**

#### **Cabinet 30 September 2014 – Adur District Local Plan**

Before the Council was a recommendation from the Cabinet meeting on 30 September, copies had been circulated to all Members as item 4. The Adur Local Plan documents had been available and circulated to members of the Planning Committee on 29 September and Cabinet on 30 September and publically available on the Councils website. Copies are attached to the minutes of those meetings.

The Chairman invited the Leader to introduce the item and recommendations.

The Leader addressed Council to state that he would invite the Cabinet Member for Regeneration to answer the questions raised by Council.

Councillor Beresford addressed Council by thanking the officers who had carried out the task of preparation and presentation of the Plan before Council. He wished Council to note the names of the officers involved – Hannah Grove, Sam Sykes, Ben Daines, Jane Proctor, Colette Blackett and particularly Moira Hayes who had managed a mountain of paper in her co-ordination of the various elements of the Plan to bring together the document before Council.

The Cabinet Member responded to questions put to him; these were in connection with the proposed sites of New Monks Farm and the airport; how these proposed developments would affect the floodplain and how the flooding would affect current and future developments. In his response the Cabinet Member explained that the Adur tidal walls project had now been approved and was in the design stage; the Environment Agency had informed the Council that once built the tidal walls were completed the area would be re-zoned; any developer submitting a planning application would have to demonstrate how potential flooding would be mitigated.

Regarding the West Sussex Commissioned Study by C2MHill the Cabinet Member explained that as information became available then the approved Plan could be reviewed and changed with new evidence and updated information; he did not advocate the

suggestion of delaying the publication of the Plan pending more information as this would add further delay to the process and put the Council at risk of piecemeal development.

Following more questions on potential development of New Monks Farm the Cabinet Member reiterated that until the tidal walls were built no planning application could be progressed; adopting the Plan would ensure the evidenced improvements in the infrastructure to support any development were delivered. This infrastructure included highway needs, local education needs and protection of open spaces. Without a Local Plan controlling development the Council had no influence on the future of the District.

Following the question and answer session the Chairman called on the Leader to formally propose the recommendation to Council.

The Leader thanked the Cabinet Member and the officers who had worked on the production of the Plan. He explained that the Plan would state where the Council wanted houses to be built, what infrastructure was required, the design and landscaping of areas and other conditions. Further it explained where the Council would allow new employment opportunities and how the Council wanted Adur to develop over the coming years; what the legacy would be for children now and in the future.

Addressing potential housing development numbers the Leader explained that the Council had to demonstrate the provision for sufficient housing rather than have the Plan rejected by the Planning Inspector as had happened to Brighton and Hove. Regarding possible flooding, the Local Plan did not give planning permission, any planning application in an area prone to flooding had to have measures to alleviate it or the Environment Agency and/or West Sussex County Council would not give their permission.

The Leader informed Council that the Plan was solid, would protect the District from uncontrolled piecemeal development and he proposed the recommendations.

Councillor Beresford seconded the proposal.

The Leader of the Opposition complimented the officers in the excellent work in the production of the Plan. He proposed an amendment to 'Policy 3: Housing Provision' with the addition of words after 1456 within the built up area of Adur 'these will be completed before any of the proposed development of greenfield sites is to be considered and there will be no development on floodplain'.

The amendment was seconded by Councillor Bishop.

The proposed amendment was debated with members speaking both for and against. On a vote there was:

For the amendment – 7

Against the amendment – 19.

The Leader of the Opposition proposed an amendment 'to delay the publication of the Local Plan until the C2MHill report and implications was published'.

The amendment was seconded by Councillor Lambourne.

The amendment was debated with members speaking both for and against. On a vote there was:

For the amendment – 7

Against the amendment – 19.

There being no other amendments the debate on the recommendations continued.

Members expressed their concerns on the potential loss of the local green gap by commercial development which had already been encroached by the Brighton and Hove Albion facilities and now identified for housing development.

Concern was expressed that without a Local Plan, or delays to the publication timetable, would leave the District vulnerable to developers submitting plans, possibly by the New Year, for developments on sites for which the Council would have little influence in controlling. The Local Plan sought to safeguard piecemeal developments and also sought to ensure that necessary infrastructure requirements were delivered.

Members repeated their earlier argument on the use of the floodplain for housing or commercial development with consequential flooding issues.

The Cabinet Member for Regeneration explained to Council the next stages in the process – publication for representation, consideration of responses then submission to the Planning Inspectorate with the potential for local examination in June next year. The Plan was robust and Policies could be evidenced.

The Leader mentioned other areas of the District that were prone to flooding, including Shoreham Town centre up to the railway line and parts of Shoreham Beach. The Adur tidal walls project would see £millions spent on these protection works. He commended the Adur Local Plan to the Council.

The Leader of the Opposition and 4 members called for a recorded vote.

Recorded vote:

Those voting For (19) :

Councillors Carol Albury, Carson Albury, Beresford, Boggis, Butcher, Dollemore, Donaldson, Dunn, Evans, Funnell, Hilditch, Hotton, Kennard, Lewis, Mendoza, Metcalfe, Parkin, Simmons, Stride

Those voting Against (6):

Councillor Bishop, Graysmark, Haywood, Lambourne, Patmore, Phillips

Those abstaining (2):

Councillors Bridges and Mear

**Resolved** that the Council

- i. agreed that the Proposed Submission Adur Local Plan 2014, subject to the amendments outlined in the Cabinet Record of Decision, be 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.
- ii. delegated 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.
- iii. delegated 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.
- iv. agreed 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.

The Chairman declared the meeting closed at 9.00pm, it having commenced at 7pm.

Chairman