

**Minutes of a meeting of the
Adur Planning Committee
8 March 2016
at 7.00 pm**

Councillor Brian Boggis (Chairman)

**Councillor Peter Metcalfe (Vice-Chairman)

**Councillor Carol Albury

Councillor David Donaldson

Councillor Geoff Patmore

Councillor Brian Coomber

Councillor Emma Evans

Councillor Ben Stride

** Absent

Officers: Head of Economic Growth, Principal Planning Officer (Policy) (MH),
Senior Planning Officer (BD) and Democratic Services Officer

ADC-PC/059/15-16

Declarations of Interest / Substitute Members

There were no declarations of interest or Substitute Members.

ADC-PC/060/15-16

Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 15 February 2016 be confirmed as a correct record and that they be signed by the Chairman.

ADC-PC/061/15-16

Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/062/15-16

Public Question Time

The Chairman invited members of the public to ask questions or make statements about any matter for which the Council had a responsibility or which affected the district.

Mrs Heather Duffield raised her concerns around health provision in Adur. Mrs Duffield advised the Committee that she regularly attended the Health and Adult Social Care Select Committee and believed responses were outstanding from Adur District Council requesting District & Borough Councillors consider the role

they could play to support GP premises and encourage NHS England to explore any potential opportunity. She asked whether Officers were aware and if so, whether they had taken this on board, especially with the problems GPs were experiencing.

The Head of Economic Growth responded to Mrs Duffield on the Chairman's behalf.

The Officer advised they were working closely with the relevant health authorities, particularly the Clinical Commissioning Groups (CCGs), as it had been producing its strategic estates plan across the coast of West Sussex area about how it would address, in particular issues around medical centres. He advised Officers were working closely with them in terms of the site, on the other side of Pond Road, and encouraging the relevant authorities and doctors to bring forward for development. The Officer advised this was seen as a priority for Shoreham and would also be working on other recommendations in improving health provision across the District.

ADC-PC/063/15-16

Amendments to the Proposed Submission Adur Local Plan (2016)

The Principal Planning Officer introduced the report reminding Members that in October 2014 the Proposed Submission Adur Local Plan 2014 (PSALP 2014) was agreed by Full Council for formal publication under Regulation 19 of the Town and Country Planning (Local Plan) (England) Regulations 2012. This was the latest formal stage in the Plan's development based on technical evidence and consultation exercises.

The Officer advised the Plan was formally published between October - December 2014, at which point representations can be made in relation to the 'Tests of Soundness' and legal compliance. Representations from just over 40 individuals and organisations were received. It had been anticipated that the Local Plan would then be submitted to the Secretary of State in March 2015 however, there were proposed changes in relation to one of the strategic allocations in the Plan, New Monks Farm, raised in representations. The Plan was put on hold at that stage in 2015 to allow Officers to look at changes and update some of the evidence in relation to the Local Plan. Advice from the Planning Advisory Service was also sought at that stage as to how best to proceed.

The Officer advised there were a number of amendments to the Adur Local Plan currently proposed, which were set out in the report. In addition, a range of updated evidence had been produced since publication of the PSALP 2014.

The Principal Planning Officer guided Members through the Plan, with assistance from the Executive Head of Economic Growth and the Senior Planning Officer.

The Principal Planning Officer highlighted the key changes in each section, these, and Members' comments, are summarised as follows:-

Part 1 - The Plan

- Changes were fairly minor and mainly relate to updates on the progression of the Plan.

Part 2 - A Strategy for Change and Prosperity

- one of the Members raised the question of housing targets and felt that in order to reach these targets unsuitable sites were being allocated that were at risk of flooding. The Member stressed they needed to be sustainable and achievable;
- it was suggested Adur put forward to the Planning Inspectorate adjacent sites in the South Downs National Park for development. The Principal Planning Officer informed Members they did liaise with the SDNP as part of the Duty to Cooperate regarding potential development sites. They were aware of Adur's inability to meet its full housing needs. The Officer explained the National Park did not have to meet market housing needs, only to address affordable housing needs;
- a suggestion was made that terraced housing be the preferred option when considering housing allocation from an ecological point of view. The Officer advised a mix of dwellings would be considered but varied for each site and the needs of the District. Members were advised this was outlined in the Objectively Assessed Needs: Housing Study (2015);
- support was expressed for the proposed country park in New Monks Farm;
- discussion on Housing Delivery target;
- It was indicated that the proposed new roundabout serving New Monks Farm and Shoreham Airport was previously to be located at western end but now moved to more central location with knock-on effects for the Withy Patch travellers' site;
- existing Withy Patch travellers' site to be relocated providing an opportunity to improve the site;
- a Member requested an amendment to provide green roofs on proposed new development at Shoreham Airport bringing drainage and ecological benefits. He requested this be included in the policy rather than supporting text. This was **AGREED** by Members to be passed to the Executive and Full Council; and
- It was suggested that reference to be made to the proposed Edgeley Green Power Station.

Part 3 - Policies for Places

- Text has been added regarding the need for suitable education provision in the Shoreham area, arising from growth;
- Shoreham-by-Sea section - a Member questioned whether the existing houseboat guidance would become a Supplementary Planning Document (SPD). Officer advised intention to review and update once Local Plan adopted; and
- concern was raised as to possible development in the Local Green Gaps after the Plan was adopted. It was felt important the Gaps be protected and preserved. The Head of Economic Growth advised it was not possible to rule out development but there was strong evidence base in relation to the landscape value of the gaps and their contribution to the setting of settlements in Adur which would help to prevent possible further development. Additionally, in the case of the Shoreham-Lancing Local Green Gap, the proposed country park at New Monks Farm would also help ensure the gap was protected. The Chairman agreed development could not be ruled out but would be resisted over the lifetime of the emerging Local Plan.

Part 4 - Development Management Policies

- Policy 18 deleted, Policy 19 is amended to state that all new dwellings must achieve a water efficiency standard of no more than 110 litres/person/day;
- a Member stated he supported the amendment to Policy 20 (Decentralised Energy, Stand-alone Energy and Renewable Energy) for 10% of energy requirement from major development to be provided by renewable carbon energy but higher percentage preferable;
- affordable Housing - Awaiting confirmation for the Government with regards to Starter Homes; therefore no change has been made in Plan relating to this type of housing.;
- requested whether Policy 35 (Pollution and Contamination) could be used to prevent further pollution to the River Adur from new houseboats directly discharging their effluent into the river. The Senior Planning Officer stated that there are policies to protect water quality but advice would be sought from the Council's Environmental Health Section as well as the Environment Agency;
- concerns raised regarding Policy 37 (Flood Risk and Sustainable Drainage) and use of the term 'where possible' in relation to overall flood risk. The Senior Planning Officer explained deleting the term 'where possible' would go beyond the requirements of the NPPF and while necessary to ensure that flood risk is not worsened elsewhere as a result of development, it is not always possible to reduce flood risk elsewhere;

There was concern from a Member that supporting text for Policy 37 (Flood Risk and Sustainable Drainage) only referred to developers having regard to the Lancing Surface Water Management Plan 'where relevant'. He requested 'where relevant' be deleted from the text. The Principal Planning Officer stated that this is a District-wide Policy and for some areas (e.g. Sompting) the Surface Water Management Plan (SWMP) is not relevant. The Principal Planning Officer advised that developers are only able to implement certain recommendations of the SWMP, as others are requirements for other agencies (e.g. WSCC, and Environment Agency).

Clarification was requested regarding 'strategic level SuDS' - the Head of Economic Growth confirmed this could include off-site oversized tanks and pipes.

It was questioned whether the Council's Exception Test document met the requirements of the NPPF to demonstrate that development would be safe for its lifetime without worsening flood risk elsewhere. The Senior Planning Officer stated that Part 2 of the Exception Test outlined a number of mitigation measures to reduce various types of flooding and goes as far as is possible at this stage towards meeting the requirements of the NPPF. He also confirmed that the Environment Agency and West Sussex County Council had been consulted on the document and had raised no concerns. Detailed mitigation would be required at the planning application stage as part of a site specific Flood Risk Assessment. However, a Member disagreed and stated that a detailed Flood Risk Assessment should be undertaken at the allocation stage. The Head of Economic Growth advised very difficult to undertake a detailed Flood Risk Assessment until plans had been drawn up for the development.

The Principal Planning Officer concluded her presentation by referring Committee Members to the appendices to the report.

Members congratulated Officers on their delivery of the report, and various appendices, and for making it an 'easy to understand' document.

RESOLVED,

the Planning Committee, following consideration of the Officer's report, the Amendments to the Proposed Submission Adur Local Plan (2016), Sustainability Appraisal and Sequential and Exceptions Test, submit one comment to the Adur Executive on 10 March 2016.

The Chairman closed the meeting at 8.30 pm it having commenced at 7.00 pm.

Chairman