



**Adur Planning Committee
4 June 2018**

**ADUR DISTRICT
COUNCIL**

Agenda Item 7

**Ward: District Wide, except for those areas
covered by South Downs National Park**

Adur Local Development Scheme 2018-2020

Report by the Director for the Economy

1.0 Summary

1.1 This report recommends a revised Local Development Scheme (LDS) for Adur for the period 2018-2020. Given the adoption of the Adur Local Plan in December 2017 it is appropriate to review the LDS.

2.0 Background

2.1 The Planning and Compulsory Purchase Act 2004 (as amended) requires that each Local Planning Authority prepares a Local Development Scheme (LDS). This sets out what planning policy documents the Council intends to produce and the timescale for their preparation.

2.2 The documents fall into several categories:

- Development Plan Documents (DPD): these are formal documents which contain policies (the adopted Adur Local Plan 2017 is a DPD). Preparation includes stages of informal and formal consultation, prior to Examination.
- Supplementary Planning Documents: These are non-statutory plans which do not contain policies, but provide additional advice or detail on specific policy issues, and are capable of being a material consideration in planning decisions. They are subject to consultation, but are not scrutinised by a Planning Inspector.
- In addition, the Adur LDS also refers to the production of informal guidance notes and Neighbourhood Plans.

2.3 The LDS is subject to monitoring – the Adur Annual Monitoring Report (produced every December) sets out progress against the LDS milestones.

3.0 Proposals

3.1 Key changes from the previous LDS are as follows (see Revised LDS at Appendix 1):

- The Adur Local Plan has now been adopted, and therefore removed from the LDS. However text has been added to indicate that although there is a commitment to review the Plan within 5 years, there is no formal timetable for this work as yet. It is likely that evidence work to support the Local Plan review would commence in early 2020. However, the Government is likely to publish a revised National Planning Policy Framework (NPPF) in summer 2018. There may be a need to review certain Local Plan policies (particularly those relating to housing or affordable housing) in advance of a formal review of the whole document, depending on the content of the published NPPF.
- The timetable for the Shoreham Harbour Joint Area Action Plan has been updated, and reflects its anticipated submission in late May 2018.
- A separate Gypsy and Traveller DPD may be required should current evidence work demonstrate there is a need for accommodation in addition to that to be provided at the relocated Withy Patch site.
- It is still the intention to prepare a 'Guidance on Infrastructure Provision SPD'. However, given the Government's intended publication of the revised NPPF in summer, and the need to undertake evidence work relating to build leisure facilities and a pitch review, the timetable has been revised, and work will commence in early 2019. Meanwhile, an update of the current Interim Guidance Note will be undertaken in 2018.
- Open Space Standards SPD – rather than produce a separate SPD, advice on the requirements for on-site provision of various forms of open space and in what circumstances an off-site contribution might be acceptable, will be incorporated in the Infrastructure Provision SPD.
- Affordable Housing SPD: The purpose of this SPD is to provide more guidance on how Policy 21: Affordable Housing of the Adur Local Plan 2017 will be implemented in order to deliver affordable homes and help provide mixed and sustainable communities. However, due to the current review of the National Planning Policy Framework in 2018, which is likely to propose changes to affordable housing policy and consequently a potential review of Policy 21, no timetable has been agreed for the production of this SPD.

Depending on timing, consideration will be given to incorporating its requirements within the Guidance on Infrastructure Provision SPD referred to above.

- Shoreham Harbour Flood Risk Management Guide SPD, Green Infrastructure SPD, and Demonstrating Genuine Redundancy of Employment Sites SPD: timetables updated.
- Deletions: Adur Community Infrastructure Levy – a decision has been taken by the Council not to proceed with CIL and the timetable has therefore been deleted.
- The LDS also states that the Adur and Worthing Statement of Community Involvement will be updated, following the publication of revised regulations in July 2018.
- Technical Guidance Note to clarify and amplify the Decentralised Energy, Stand-alone Energy Schemes and Renewable Energy policy of the Local Plan.
- Update of the existing Good Practice Guide on Houseboats.

4.0 Legal

- 4.1 Under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011), a Local Planning Authority must prepare and maintain a Local Development Scheme. An LDS must specify the document which, when prepared, will comprise the Local Plan for the area and include the timetable for the preparation and revision of the development plan documents. It must be made available publically and kept up-to-date.

5.0 Financial implications

- 5.1 The production of the documents as timetabled in the LDS are to be funded by the existing service budget.

6.0 Recommendation

- 6.1 It is recommended:

ii) That the Committee consider the revised timetables to progress the constituent elements of the Adur Local Development Scheme and for any comments to be forwarded to the Executive Member for Regeneration.

iii) That the Committee agree that subject to any minor and consequential amendments made by the Head of Planning and Development, the Adur Local Development Scheme 2018-2020 be forwarded to the Executive Member for Regeneration for agreement and then published on the Council's website.

Local Government Act 1972

Background Papers:

Town and Country Planning (Local Planning) (England) Regulations 2012

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Schedule of Other Matters

1.0 Council Priority

- 1.1 Taken as a whole, the Adur Local Plan and associated documents (as indicated in the LDS) will contribute to all Council 'platforms'.

2.0 Specific Action Plans

- 2.1 Delivering sustainable communities requires infrastructure and community facilities to support growth, including economic development. Providing guidance on delivering affordable homes will facilitate the delivery of appropriate dwellings and tenures to meet identified needs. Providing guidance on demonstrating redundancy of employment sites will contribute to safeguarding employment sites.

3.0 Sustainability Issues

- 3.1 The Government requires that all Development Plan Documents be subject to a formal sustainability appraisal. The LDF aims to promote sustainable development.

4.0 Equality Issues

- 4.1 No negative issues have been identified.

5.0 Community Safety Issues (Section 17)

- 5.1 Community safety issues can be addressed in relevant documents, as appropriate.

6.0 Human Rights Issues

- 6.1 No negative issues have been identified.

7.0 Reputation

- 7.1 The documents referred to in the LDS must be prepared in line with Government legislation and will be subject to community involvement. The delivery of policies and strategy aims to meet the identified needs of the area, and should therefore have a positive impact on the reputation of the Council.

8.0 Consultations

- 8.1 (A) The Adur LDF Members Working Group will be kept informed of the development of the documents within the LDF.
(B) Public consultation is integral to the development of DPDs and SPDs.

9.0 Risk Assessment

- 9.1 The Council is required to produce and publish a Local Development Scheme.

10.0 Health & Safety Issues

- 10.1 Matters considered and none identified.

11.0 Procurement Strategy

- 11.1 This report complies.

12.0 Partnership Working

- 12.1 The LDS identifies documents which are to be produced on a partnership basis (Joint Area Action Plan for Shoreham Harbour).