

**Record of Decisions made at a Meeting of the
Adur District Council Cabinet**

17 September 2013

Councillor Neil Parkin (Leader)
Councillor Julie Searle (Deputy Leader)

Councillor Pat Beresford
Councillor Keith Dollemore
Councillor Angus Dunn

Councillor Jim Funnell
Councillor David Simmons

Councillor Boggis was also in attendance.

CAB/001/13-14 Declarations of Interest

None were declared.

CAB/002/13-14 Questions and Statements by the Public

The Chairman of the Cabinet invited members of the public present to address the Cabinet.

Mr Freeman of Manor Way in Lancing, representing a number of Residents Associations addressed the Cabinet Members. Mr Freeman asked, on behalf of those he represented, that no further development take place on green areas of the Shoreham/Lancing Gap. He mentioned the drainage issues both ground and surface, that occurred during the recent winter months that had led to flooding, access difficulties and property damage; these were becoming regular occurrences, especially in prolonged wet weather, which would be exacerbated with further expansion and development.

Mr Freeman suggested that residents had no confidence in the solutions suggested by the Environment Agency

Turning to the A27 highway proposals, Mr Freeman questioned the volume of increased traffic on the current traffic flows and further roundabouts as traffic solutions.

Mr Freeman encouraged the Cabinet to support the residents call for no more development on the floodplain and urged that the Plan fully reflected that the residents were against the current Draft going to public consultation.

CAB/003/13-14 Items Raised under Urgency Provisions

There were no items raised under urgency provisions.

CAB/004/13-14 Draft Revised Adur Local Plan

Before the Cabinet was a report by the Executive Head of Planning, Regeneration and Wellbeing, copies of which had been circulated to Members and a copy of which is attached

to the signed copy of these Decisions as Item 4. A new map and revision to RDP5 New Monks Farm, Lancing were placed on the table for Members of the Cabinet.

The report presented the Draft Revised Adur Local Plan 2013 for consultation; it explained the background to the development of the Revised Draft Plan; the role and objectives of the Plan; key elements of its contents, and the forthcoming consultation programme. The Officer report also included the comments of the Planning Committee from its meeting on 2 September when it had had an opportunity to undertake detailed consideration of the Revised Plan and the policies contained within it and make any comments to this meeting of the Cabinet.

The Officers addressed the Cabinet highlighting of the key aspects of the Revised Draft Adur Local Plan 2013 as outlined in the covering report, including the minor amendments circulated at the meeting. The Officer firstly explained that this would be a Regulation 18 public consultation which meant that comments could be made on any aspect of the Plan; in the next version – which would be the submission version; comments could only be made in relation to the Tests of Soundness. The Plan covered the period up to 2031 but did not cover the South Downs National Park area; published alongside the Plan would be a Draft Infrastructure Delivery Plan. The Plan had to comply with the National Planning Policy Framework (NPPF) which included the requirement for planning authorities to meet objectively-assessed needs for housing, where it did not this had to be explained through clear evidence. There was a Duty to Co-operate with other local planning authorities (and certain other bodies) although it was unlikely that other Districts would be able to meet any shortfall the District's needs. The volume of assessed housing need required that both brownfield and greenfield sites would be needed. The overall level of housing proposed in the Plan was discussed at paragraph 3.17 of the officer report. It was made clear that although housing from Shoreham Harbour had previously been 'ringfenced', this was no longer the case and housing from this source would be counted in the Adur figure. The Hasler Site had not been included as an allocation in the Plan as it had not been adequately demonstrated that the flooding and drainage issues could be overcome; the site had been removed from any proposals.

Officers highlighted the key strategic allocations in Part Two of the Plan.

With regards to policy RDP5 (New Monks Farm) the officer noted that the Strategic Flood Risk Assessment demonstrates this is not functional flood plain; the proposal does not rely on Adur Tidal Walls. However parts of the site are at risk from surface water and ground water flooding, and therefore mitigation measures will be required. An amendment was tabled; this amended a line in Policy RDP5 to read 'a country park and informal recreation (approximately 28 hectares)' and the key on the accompanying map was amended accordingly. In addition a minor amendment was highlighted to the boundary, which has been revised to exclude a private residence. It was also highlighted that the boundary included an existing recreation area.

In relation to RDP 6 West Sompting, the officer highlighted key element of the proposal. Work would need to be undertaken with West Sussex County Council to agree the most appropriate way to meet needs for primary education.

RDP5 - Shoreham Airport – The policy made clear that due to the current Flood Zone 3b (functional floodplain) designation of the Airport, no development could take place within the allocated area until the Shoreham Tidal Walls on the west bank had been completed. In

addition, flood mitigation measures would need to be incorporated into the development in order to further reduce flood risk. The amount of development proposed had reduced since the previous iteration of the Plan, on the basis of new landscape evidence, and responses received during the 2012 consultation.

The Officer made clear that policy RDP8 set out broad principles for – Shoreham Harbour; this broad location would be supported (and detailed issues addressed) by the Joint Area Action Plan (JAAP), details of which would be presented early in 2014 to Members.

The officers also highlighted that it was necessary to investigate opportunities to meet identified needs for Gypsy pitches.

The Cabinet Member for Regeneration thanked the officers for their work on the document before the Cabinet. Addressing the issue of flooding raised by Mr Freeman the Cabinet Member explained that there was no alternative option open to the Local Authority – rolling provision of land supply for housing had to be provided. The Council did not own the land, most was owned by developers who would put forward business cases for the development of the land – the Council's role was to have sound and sustainable evidenced policies that would control development and to be able to provide this proof to the Inspector at the Public Examination. The Council had a duty to its residents who would need homes in the future for their children to ensure that sound and tested local policies were in place to protect the public open space boundaries and well as sound development control, without sound policies the Council would be vulnerable to challenge and loss of control over future developments.

The Leader mentioned the recent work undertaken by the current Cabinet Member for Regeneration and before him, the previous Cabinet Member for Regeneration, in moving forward the Draft Adur Local Plan, he also echoed the comments on the work undertaken by Officers in working on the document. The Leader encouraged members of the public to submit individual letters in response to the consultation process which would hold more weight with the Inspector than any petitions.

In response to a comment by Mr Freeman, the Officers explained the range of measures used to publicise the consultation and availability of the information on the Revised Draft. The Officers commented that at the Members Working Group a leaflet drop had been discussed however the cost of this option was excessive and it was agreed not to pursue this. It was anticipated that the Herald would put an article in its' publication for residents to read.

In addressing the concerns expressed regarding flooding, the Deputy Leader mentioned that historically many of the houses currently occupied had been built on greenfield sites with the development controlled by use of mitigation such as longer gardens that flooded away from homes therefore it was necessary to have control of development of the future and sound evidence for each area with a range of infrastructure to support individual sites.

The Cabinet Member for Health and Wellbeing commented on the need for evidence to support refusal of development in certain areas and consultation was the method of gaining this evidence. The National Park was the biggest area for future development and he urged discussion with other providers to achieve this outcome. He expressed his concern related to paragraph 4.29 that Adur had a long waiting list for housing which ought not to be lost in the need to co-operate with neighbouring authorities to support their housing needs.

The Cabinet Member for Resources spoke on the conflicting needs of local residents to have local homes for their children and building for economic development balanced against flooding and insurance. He felt that RDP36 and SuDs (Sustainable drainage) should ensure that responsibilities around provision and maintenance must be clear for any development and through.

The Cabinet Member for the Environment mentioned the housing options in the officer report that highlighted a considerable number of residents wanted not further housing in the District. He questioned whether the affordable homes provision was sustainable. The Cabinet Member urged consideration of a letter drop for maximum public response.

The Executive Head for Planning, Regeneration and Wellbeing responded to a number of the issues raised, on the flooding matters, the solution was in RDP5 with a multi-agency approach to provide a comprehensive solution which demonstrated protection to current residents. The National Flood Forum would continue its discussions to provide solutions for the District.

The Cabinet Member for Customer Services mentioned the employment opportunities in the proposals for the Western Arm of the Harbour.

Regarding the development of the sites on Shoreham Harbour Members commented on a comprehensive highway solution to the increased traffic any development would create.

The Leader summed up the discussions stating the need for the Plan to have control over future development as without a Plan development could not be controlled. He urged members of the public to respond to the consultation.

Decision the Cabinet

- i. considered the contents of the Revised Draft Adur Local Plan and the amendments circulated at the meeting;
- ii. considered the comments of the Adur Planning Committee;
- iii. agreed that the Revised Draft Adur Local Plan, with the amendments circulated at the meeting be approved for consultation purposes;
- iv. The Revised Draft Adur Local Plan to be made available for public consultation 26th September – 7th November 2013.
- v. delegate authority to Officers to amend the Revised Draft Adur Local Plan, prior to its consultation, where amendment is required to correct minor errors and for purposes of clarification only.

Reason for Decision

Officer advice and development of draft policies as provided in the report and draft Plan documents.

Alternative options considered

Options contained in the Draft Revised Adur Local Plan had been developed and were now approved for public consultation

Call In

The call-in for this decision will be 5pm on Tuesday 1 October 2013.

The Chairman declared the meeting closed at 8.15 pm having commenced at 7pm.

Chairman