

Adur District Council

Record of Decisions made at a Meeting of the Executive held in the QEII Room at the Shoreham Centre, Pond Road, Shoreham-by-Sea

4 December 2017

Councillor Neil Parkin (Leader)
Councillor Angus Dunn (Deputy Leader)

Councillor Carson Albury
Councillor Brian Boggis

Councillor Emma Evans
Councillor David Simmons

*= absent

Also in attendance: Councillor Lee Cowen

A EX/001/17-18 Declarations of Interest

None were declared.

A EX/002/17-18 Public Questions

There were no questions asked by the public.

A EX/003/17-18 Items raised under urgency provisions

There were no items raised under urgency provisions.

A EX/004/17-18 Adoption of the Adur Local Plan

The report before the Executive sought approval for the adoption of the Adur Local Plan (and accompanying Policies Map) which, once adopted, would replace the saved policies of the Adur Local Plan 1996 as the Council's Local Plan.

The report from the Director for the Economy explained that the Council had received the final report of the Planning Inspector appointed by the Secretary of State for Communities and Local Government. The Inspector concluded that the Plan was sound subject to the recommended Main Modifications (which were previously consulted on from 15th June - 26th July 2017, together with a Sustainability Appraisal) and legally compliant. In addition, the Inspector found that the Council had complied with Section 20(5) of the 2004 Planning and Compulsory Purchase Act with regards to the Duty to Co-operate.

The Inspector's Report made clear that he had taken into account the consultation responses on the Main Modifications in coming to his conclusions.

A Member asked a question about employment areas (floorspace) and sought clarification as to whether the Council, as the planning authority, had any input into what kind of employment was provided in those spaces to encourage a diversity of businesses. He also asked about the protection of existing employment areas and whether this included the road network as the delivery of more homes would put additional pressures on that infrastructure.

Officers advised that there had been plenty of discussion at the examination about the type of employment floorspace that could be provided at various sites. The policies were aimed at encouraging B1, B2 and B8 traditional employment uses but there was recognition during the examination, that there were other employment generating uses, not just the traditional ones. The Inspector felt that the wording of specific policies and allocations was appropriate. For some of the allocations, that did indicate what type of employment generating uses might be suitable, for example, the Western Harbour Arm for Shoreham Harbour, Shoreham Airport and New Monks Farm.

A number of policies in the plan recognised that there were issues with connectivity and problems on the A259 and A27. The transport and connectivity policy within the plan made specific reference to the need to mitigate the impact of new development on existing roads. Significant emphasis had been placed on the need to encourage more sustainable modes of transport including improvements to cycle networks and footpaths.

Council control would be achieved through the consideration of individual planning applications to determine whether the employment uses proposed were in line with the policies in the plan. Employment generating uses could include retail but there were also very clear central government and local policies about town centre first for retail uses. Therefore, any proposed planning application for retail uses, would need to be considered carefully in line with national and local policies.

A Member highlighted that the Inspector required a full or partial review of the Local Plan within 5 years. It was proposed that a Working Party be established to examine the progress of achieving the objectives of the plan, during this period, rather than leaving it to a review at the end of 5 years.

Decision the Executive

- (i) agreed that the Working Party, as it exists, continues to prepare for review on a regular basis;
- (ii) recommended to Full Council that the Adur Local Plan and Policies Map (amended to include all Main Modifications and Minor Modifications) be adopted and published (including any consequential and other appropriate minor amendments) in accordance with Regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and Section 23(2) and (3) of the Planning and Compulsory Purchase Act 2004 (as amended by s112(3) of the Localism Act 2011).

Reason for Decision

Statutory requirement to prepare a Local Plan

Alternative options considered

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Call In

There is no call in for recommendations to Council .

The meeting ended at 7.20pm having commenced at 7.00pm.

Leader