



ADUR & WORTHING
COUNCILS

Joint Strategic Committee
12 January 2021
Agenda Item 13

Key Decision [~~Yes~~/No]

Ward(s) Affected: All Adur

Motion referred from Adur District Council

Report by the Director for Communities

Executive Summary

1. Purpose

- 1.1. This report sets out a motion (attached as Appendix 1) referred from the meeting of Adur District Council on the 29th October 2020.
- 1.2. Members of the Joint Strategic Committee are asked to consider and determine the Motion.
- 1.3. Members can either support the motion and ask for further work to be carried out in this regard, or, members can reject the motion.

2. Recommendations

- 2.1. That the Joint Strategic Committee support the motion and determine how further work is carried out; or,
- 2.2. That the Joint Strategic Committee reject the motion.

3. Context

- 3.1. At its meeting on the 29th October 2020, Adur District Council received a motion from Councillor Lee Cowen, seconded by Councillor David Balfe, details of which can be found at Appendix 1.
- 3.2. The motion submitted to Council contained subject matter that is within the remit of the Joint Strategic Committee, as defined in para 14.4.1 of the Council's Procedure Rules. Therefore, it was moved and seconded, immediately noted by the Council and referred without debate to the Joint Strategic Committee for consideration and determination.
- 3.3. Where a motion has been referred by Full Council to the Joint Strategic Committee, the mover, or the seconder in the absence of the mover, shall be entitled to attend the relevant meeting of the Executive and explain the motion. Councillor Lee Cowen has been made aware that the motion has been referred to this Committee.

4. Issues for consideration

- 4.1. The Joint Strategic Committee can either support or reject the motion.
- 4.2. If the Joint Strategic Committee supports the motion, then the Committee should ask Officers to prepare a further report on the substantive issues to be presented at a future meeting of the JSC.

5. Financial Implications

- 5.1. There may be direct financial implications in future depending on the course of action the Joint Strategic Committee wishes to take.

6. Legal Implications

- 6.1. Rules concerning motions are set out in the Council's Constitution under paragraph 14 of the Council's Procedure Rules.

Background Papers

Motion to Adur District Council on 29 October 2020

Officer Contact Details:-

Neil Terry

Democratic Services Lead

01903 221073

neil.terry@adur-worthing.gov.uk

Appendix 1

This Council notes that:

- The Government has published the 'Planning for the Future' White Paper and an associated document "Changes to the current planning system" that brings forward some more immediate changes to the planning system.
- These proposals substantially alters the planning system in Adur.
- The Royal Institute for British Architects has called the proposals "shameful" and added they "will do almost nothing to guarantee delivery of affordable, well designed and sustainable homes". RIBA has also said that the proposals could lead to the next generation of slum housing.
- The changes are opposed by the all-party Local Government Association.
- The issue of land banking is not addressed in the White Paper, even though research by the Local Government Association has demonstrated that there are existing planning permissions for more than one million dwellings across the UK that have not yet been started.
- For all its imperfections, the traditional planning system administered by local authorities allows for significant local democratic input into future development and gives local people a say in planning proposals that affect them.

This Council resolves that:

1. It objects to the further centralisation of the planning process, which would undermine the work of this council and severely weaken the Local Plan.
2. It objects to the "standard method for establishing housing requirement figures", which has been described by some Councils as a "mutant algorithm". The changes would increase Adur's 20-year housing target from 248 per year to an unsustainable 326.
3. It objects to the zoning of land, which would allow certain developments to happen without the need for a formal planning application. This change would risk unregulated sprawl and unsustainable developments.
4. It objects that affordable housing would no longer be sought on sites (not deemed designated rural areas) of up to 40 or 50 new properties. The changes would seriously diminish the amount of social rent and affordable housing built in Adur and do nothing to tackle the issues associated with second homes and empty properties.

5. It objects to the extension of “permission in principle” to larger housing developments, which would further undermine local democracy and the transparency of the local planning system.
6. It registers its enormous concerns regarding proposals to extend Permitted Development rights particularly through the watering down of ‘change of use’ and how this will affect our ability to support the high street.
7. It registers its concerns that the UK Government is failing to address the issue of land banking.
8. Adur District Council writes to Tim Loughton MP, urging him to oppose the Government's proposals and to seek their withdrawal and that any future planning system requires primary legislation.

Proposer Cllr Lee Cowen
Seconder Cllr David Balfe