



BOGNOR REGIS TOWN COUNCIL

TOWN CLERK Glenna Frost, The Town Hall, Clarence Road,

Bognor Regis, West Sussex PO21 1LD

Telephone: 01243 867744

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Dear Sir/Madam,

MEETING OF THE PLANNING AND LICENSING COMMITTEE

I hereby give you Notice that a Meeting of the Planning and Licensing Committee of the Bognor Regis Town Council will be held at The Town Hall, Clarence Road, Bognor Regis at **6.30pm on TUESDAY 30th JANUARY 2018.**

All Members of the Planning and Licensing Committee are **HEREBY SUMMONED** to attend for the purpose of considering and resolving upon the Business to be transacted, as set out hereunder. An opportunity will be afforded to **Members of the Public** to put **Questions** to the Committee during an adjournment shortly after the meeting has commenced. (NOTE: Members of the public will be asked to provide their names and addresses and are encouraged to put questions in advance, in writing. Priority will be given to written questions. Questions should be restricted to the functions of this Committee.)

Refreshments will be available and any donations to the Mayor's Charity will be gratefully received.

DATED this 22nd day of JANUARY 2018

CLERK TO THE COUNCIL

THE AGENDA and BUSINESS to be TRANSACTED is:

1. Chairman's Announcements and Apologies for Absence
2. Declarations of Interest
3. To approve the Minutes of the Planning and Licensing Committee Meeting held on 9th January 2018
4. Adjournment for public question time
5. Matters Arising from the Minutes which are not separate Agenda Items
6. To consider Premises Licence Applications including any variations and any other Licence Applications. Also Premises Licence 6766: Morrisons, Bedford Street, Bognor Regis

7. To consider Planning Applications on Lists dated 12th, 19th and 26th January 2018
8. To consider commenting on any significant Planning Applications outside the wards of Bognor Regis, that may impact on the infrastructure of Bognor Regis on Lists dated 12th, 19th and 26th January 2018
9. Notification of any applications to be considered at the next ADC Development Control Committee Meeting
10. To receive and consider commenting on the main modifications to the Arun Local Plan (2011-2031) - referred from previous meeting (Min. 150.1 refers)
11. To receive the Notes of the Pre-Meeting Briefing held on 9th January 2018, and to consider any further action
12. Correspondence

ALL MEMBERS OF THE PUBLIC ARE WELCOME TO ATTEND
MEMBERS ARE REMINDED THAT PLANS ARE AVAILABLE FOR
INSPECTION IN THE TOWN CLERK'S OFFICE

THERE IS A LIFT AVAILABLE AT THE TOWN HALL FOR ACCESS TO THE
COUNCIL CHAMBER IF REQUIRED



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MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING

HELD ON TUESDAY 9th JANUARY 2018

PRESENT: Cllr. Mrs. J. Warr (Chairman), Cllrs: K. Batley, P. Dillon,
S. Goodheart, S. Reynolds and P. Woodall

IN ATTENDANCE: Mrs. J. Davis (Civic & Office Manager)

Prior to the Meeting, a pre-meeting briefing was held with the Chairman of Arun District Council's Bognor Regis Regeneration Sub-Committee, Councillor Phil Hitchins, and the West Sussex County Council Cabinet Member for Highways and Transport, Councillor Bob Lanzer to discuss what options are being considered as part of the regeneration proposals for the High Street, and Esplanade, in Bognor Regis

The Meeting opened at 7.00pm

141. CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES FOR ABSENCE

The Chairman welcomed those present and went through the evacuation procedure in the event of a fire. Apologies of absence were noted from Cllr. Mrs. S. Daniells who was on Annual Leave.

142. DECLARATIONS OF INTEREST

Members and Officers were reminded to make any declarations of Disclosable Pecuniary and/or Ordinary Interests that they may have in relation to items on this Agenda

Members and Officers should declare an interest by stating:-

- a) The item they have an interest in
- b) Whether it is an Ordinary Interest and the nature of the interest
- c) Whether it is also a Disclosable Pecuniary Interest

They then need to re-declare their interest and the nature of the interest at the commencement of the item or when the interest becomes apparent. They should request that it be recorded in the Minutes that they will leave the meeting and will neither take part in discussion, nor vote on the item. In accordance with good practice, individual forms were available to those Councillors present in order that they could personally record their interests - both Disclosable Pecuniary and Ordinary. These forms should be

returned to the Committee Clerk at the end of the meeting to enable all declarations of interest to be accurately recorded in the Minutes. Members were reminded that it is their responsibility to notify the Monitoring Officer of all Disclosable Pecuniary Interests, not already recorded on their Register of Interests Form, within 28 days.

Cllr. Dillon stated that, as a Member of Arun District Council's Development Control Committee, he will be voting on the matters before him having regard only to such information as placed before the Town Council. If he should come to consider any matters again at the District Council, and further information may be available, he will consider the information available at that time and may come to a different decision

143. TO APPROVE THE MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING HELD ON 19th DECEMBER 2017

The Committee **RESOLVED** to agree and approve the Minutes of the Meeting held on 19th December 2017 as an accurate record of the proceedings and the Chairman signed them.

144. ADJOURNMENT FOR PUBLIC QUESTION TIME

There were no questions.

145. MATTERS ARISING FROM THE MINUTES WHICH ARE NOT SEPARATE AGENDA ITEMS

There were no matters arising.

146. TO CONSIDER PREMISES LICENCE APPLICATIONS INCLUDING ANY VARIATIONS AND ANY OTHER LICENCE APPLICATIONS. ALSO PREMISES LICENCE 16036: 2 LENNOX STREET, BOGNOR REGIS

Licensing Act 2003

Premises: 2 Lennox Street, Bognor Regis

Licence Number: 16036

The Committee noted the Licence application received for the supply of alcohol from 10.00 to 23.30, until 01.00 on Christmas Eve and New Year's Eve. Further information was not available in relation to the licence, as access to ADC's Public Register was not possible, and it was noted that the application was a change to an existing licence to supply alcohol.

Members **RESOLVED** to raise **NO OBJECTION** to the Premises Licence application.

147. TO CONSIDER PLANNING APPLICATIONS ON LISTS DATED 22nd AND 29th DECEMBER 2017, AND 5th JANUARY 2018

147.1 The Committee noted that there were no views from Town Councillors to report.

147.2 The Committee noted that representations had been received by the Town Council from the public in respect of BR/288/17/PL. None had been received from neighbouring parishes in respect of these applications.

147.3 The Committee, having considered the applications, **RESOLVED** that its representations be forwarded to ADC (Appended to these Minutes as **Appendix 1**).

148. TO CONSIDER COMMENTING ON ANY SIGNIFICANT PLANNING APPLICATIONS OUTSIDE THE WARDS OF BOGNOR REGIS, THAT MAY IMPACT ON THE INFRASTRUCTURE OF BOGNOR REGIS ON LISTS DATED 22nd AND 29th DECEMBER 2017, AND 5th JANUARY 2018

There were no significant planning applications that Members wished to raise on lists dated 22nd and 29th December 2017, and 5th January 2018.

149. NOTIFICATION OF ANY APPLICATIONS TO BE CONSIDERED AT THE NEXT ADC DEVELOPMENT CONTROL COMMITTEE MEETING

There were none.

150. CORRESPONDENCE

The Committee noted receipt of correspondence previously circulated.

Additional correspondence included:-

150.1 ADC - Main Modifications to the Arun Local Plan, and supporting documents, are being made available for representations over a six-week period starting on Friday 12th January until 5pm on Friday 23rd February. The Committee must advise the Civic & Office Manager, at the meeting, if they wish for this issue to be included on the agenda for the Planning and Licensing Meeting to be held on 30th January 2018. Members **AGREED** that the issue would be included on the agenda for the Planning and Licensing Meeting to be held on 30th January 2018.

150.2 A public exhibition, in relation to planning application BE/61/13 (approved conditionally) for Oldlands Farm, Steyning Way, Bognor Regis, will take place on Wednesday 10th January 2018 between 2pm and 7pm at Bersted Park Community Centre, Lakeland Avenue, Bognor Regis, PO21 5FF. Exhibition documentation can also be viewed online at <https://rapleys.com/consultation/bognor-regis/>.

- 150.3** Notification of upcoming West Sussex Highway Works: 3rd-17th January 2018. Emailed to Committee and uploaded to Town Council Facebook page.
- 150.4** WSCC - Public Notice of temporary Traffic Regulation Orders that will be in place on Station Road, Bognor Regis 17th-24th January 2018, and on Victoria Drive, Bognor Regis 29th-30th January 2018. Emailed to Committee and uploaded to Town Council Facebook page.
- 150.5** Letter from neighbour of property in relation to planning application BR/305/17/HH (30 Mansfield Road, Bognor Regis).

The Meeting closed at 7.19pm

APPENDIX 1**PLANNING AND LICENSING COMMITTEE MEETING HELD ON 9th JANUARY 2018****REPRESENTATIONS ON LISTS DATED 22nd AND 29th DECEMBER 2017, AND 5th JANUARY 2018**

The Planning and Licensing Committee of Bognor Regis Town Council **RESOLVED** as follows:

BR/288/17/PL (Re-Advertised) Main Unit Rear of Holmlea Town Cross Avenue Bognor Regis	Rear extension to storage & workshop areas & roof extension	NO OBJECTION
BR/321/17/PL Sovereign Court Campbell Road Bognor Regis	Replacement of all windows & doors, existing timber fascia, soffits, guttering & downpipes with PVCu & the main entrance doors, fire exit doors/communal doors to be replaced with aluminium	NO OBJECTION
BR/330/17/L The Pier The Esplanade Bognor Regis	Listed building consent for the removal of existing dropped soffit & lighting, making good original soffit above & 6 No. new lighting to arcade area	NO OBJECTION
BR/331/17/PL Butlins Upper Bognor Road Bognor Regis	Variation of conditions 2, 8, 12, 14 & 21 imposed under BR/240/16/PL relating to approved plans	NO OBJECTION

BR/329/17/PL (Non-Statutory) 17 Lennox Street Bognor Regis	Single storey rear extension to ground floor apartment	NO OBJECTION
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LICENSING ACT 2003
NOTICE OF APPLICATION TO VARY A
PREMISES LICENCE UNDER SECTION 34

Notice is hereby given that on the 18 January 2018 Wm Morrison Supermarkets PLC applied to Arun District Council for a variation of the Premises Licence in respect of premises Morrisons, Bedford Street, Bognor Regis, PO21 1RP.

The proposed variation is to vary the hours for the sale by retail of alcohol to 0600 to 2400 hours Monday to Sunday inclusive.

Any representations by a responsible authority or any other person regarding this application must be received in writing by:- Licensing Team, Environmental Health Service, Arun District Council, Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF no later than 15 February 2018 stating the grounds for representations.

The register of Arun District Council the record of the application may be inspected at the address given above or at www.arun.gov.uk/online-public-register.

It is an offence knowingly or recklessly to make a false statement in connection with an application. The fine for which a person is liable on summary conviction for the offence is unlimited.

BOGNOR REGIS TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE MEETING - 30th JANUARY 2018

AGENDA ITEM 6 - TO CONSIDER PREMISES LICENCE APPLICATIONS INCLUDING ANY VARIATIONS AND ANY OTHER LICENCE APPLICATIONS. ALSO PREMISES LICENCE 6766: MORRISONS, BEDFORD STREET, BOGNOR REGIS

REPORT BY CIVIC & OFFICE MANAGER

FOR INFORMATION & DECISION

Background to variation application - Licence Number: 6766

A previous variation application of this Premises Licence, for the supply of alcohol, was considered by the Planning and Licensing Committee at the meeting held on 20th October 2015 (Min. 85.2 refers). At that time the applicants were seeking to make variations to the Premises Licence that would permit (off the premises) the supply of alcohol from 0600 to 2400 every day, instead of 0800 until 2300 Monday to Saturday, and 1000 until 2230 on Sunday.

The Planning and Licensing Committee **RESOLVED** to **OBJECT** to the application, and made representation to ADC's Licensing Sub-Committee, on the following grounds: - *"Prevention of crime and disorder; the prevention of public nuisance; and the protection of children from harm. Councillors have concerns over alcohol being available to purchase at such an early hour, especially due to where this store is situated in the Town Centre, out of sight and set back from the rest of the shopping precinct. Under the existing opening hours there are ongoing issues with street drinkers and anti-social behaviour, in the public toilets nearby, the car park above and the stairwell. The Committee is concerned about children witnessing such activities and the increased pressure on police. The Town Council has been working successfully with other organisations and the police to address the situation of street drinking in Bognor Regis and this application goes against this work."*

The Town Council's representation, along with representations from four other interested parties, was considered by ADC's Licensing Sub-Committee who determined, at their meeting held on 27th November 2015, to reject part of the application. The application for extending early hours was refused but an extension for the supply of alcohol until 2400 every day was granted (as reported at the Planning and Licensing Committee Meeting held on 1st December 2015 - Min. 107.1 refers).

The Variation Application for Premises Licence: 6766, to be considered by the Planning and Licensing Committee, at this meeting, is once again seeking to

AGENDA ITEM 6

extend early hours to supply alcohol from 0600 Monday to Sunday inclusive. The applicant has not submitted alternative Licensing Objectives contrary to those submitted with the previous Variation Application considered in October 2015.

DECISION

Members are invited to consider Premises Licence 6766 and are asked how they would like to proceed.

**BOGNOR REGIS TOWN COUNCIL
PLANNING AND LICENSING COMMITTEE - 30th JANUARY 2018**

**AGENDA ITEM 10 - TO RECEIVE AND CONSIDER COMMENTING ON THE
MAIN MODIFICATIONS TO THE ARUN LOCAL PLAN**

REPORT BY CIVIC & OFFICE MANAGER

FOR DECISION & INFORMATION

At the Neighbourhood Plan Committee Meeting, held on 20th April 2017, the Committee considered Arun District Council's consultation on the proposed modifications to the Arun Local Plan (2011-2031) (Min. 8 refers). Recommendations were made to the Planning and Licensing Committee for consideration, at the meeting held on 30th May 2017, and Members **RESOLVED** to **RATIFY** the Neighbourhood Plan Committee recommendations on the proposed modifications (Min. 12 refers).

As the Neighbourhood Plan Committee was dissolved at the Annual Town Council Meeting held on 8th May 2017, as had previously been agreed, Members of the Planning and Licensing Committee are now invited to receive and consider commenting on the latest main modifications to the Arun Local Plan (2011-2031), as proposed by Arun District Council, attached as **APPENDIX 1**.

DECISION

The Committee is invited to **NOTE** the proposed main modifications to the Arun Local Plan (2011-2031).

Do Members wish to make any comments on the proposed main modifications to the Arun Local Plan (2011-2031) and instruct the Civic & Office Manager to submit representations to Arun District Council before the deadline of 5pm on 23rd February 2018?

APPENDIX 1



Main Modifications to Arun Local Plan Consultation 2018

Main Modification Reference	Chapter	Policy / Paragraph Number	Proposed Modification (deleted text shown as struck through and additional text shown <u>underlined</u> .)
MM 1	2	2.1	Add wording re: additional DPD's. " <u>...prepared by local communities. The Development Plan may include a NonStrategic Sites Development Plan Document (DPD) and Employment Allocations DPD depending on monitoring and will include a Gypsy and Traveller and Travelling Showpeople Sites Allocation DPD. Other local documents, including Supplementary Planning Documents and design guidance, will also supplement the Local Plan. These are set out in the Council's Local Development Scheme (LDS). The Plan sets out...</u> "
MM 2	4	Table 4.1 Strategic Objectives box , objective 5	Add additional wording in the middle of the Objective to read: ' " <u>To protect and enhance Arun's outstanding landscape, countryside, coastline, historic, built and archaeological environment, as well as the setting of the South Downs National Park,</u> thereby reinforcing local character and identity;" NB: There are consequential changes where the objective is quoted in other parts of the document.

Main Modification Reference	Chapter	Policy / Paragraph Number	Proposed Modification (deleted text shown as struck through and additional text shown <u>underlined</u> .)

MM 3	6	SD SP1	<p>Delete paragraph two and three (including sub parts a and b) to read as follows: _____</p> <p>"When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).</p> <p>Planning applications that help to achieve the central aim of this Local Plan, which is to increase employment density and which accord with the policies in this Local Plan and/or adopted Neighbourhood Development Plans will be approved, unless material considerations indicate otherwise.</p> <p>"Where there are no relevant policies in this Local Plan (and where relevant, with policies in Neighbourhood Development Plans) development proposed will be approved without delay unless material considerations indicate otherwise taking into account whether:</p> <p>a. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or b. Specific policies in that Framework indicate that development should be restricted.</p> <p>This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken."</p>
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Main Modification Reference	Chapter	Policy / Paragraph Number	Proposed Modification (deleted text shown as struck through and additional text shown underlined.)
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MM 4	6	SD SP1a	<p>Amend Policy SD SP1a to read: _____</p> <p>"To maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services, the spatial strategy for Arun District to 2031 is to;</p> <p>a. promote and enable development which supports the main coastal towns of Bognor Regis and Littlehampton role as the main service, employment, retail and social centres <u>including:</u></p> <p>i. enabling development that supports Bognor Regis as a holiday centre and University Campus location, and ii. enabling development that supports Littlehampton as a civic centre with a harbour town set at the mouth of the river Arun with an expanding leisure, recreation and marine based economy.</p> <p>b. enable development that recognises the <u>sustainable and</u> historic character of the town of Arundel with its historic buildings set at the foot of the South Downs.</p> <p>c. provide for growth of the sustainable villages whilst maintaining their setting within the open countryside.</p> <p>d. provide for the economy by identifying existing sites of important employment use and allocate land to meet the future needs of both the district and supports the economic development of the coastal market area. Provide for the economic needs of the community by allocating circa 75 hectares of employment land to meet the needs and aspirations for the District to support the regeneration of Bognor Regis and Littlehampton, support job creation, provide for the needs of modern business, increase the attractiveness of the District as a business location and support the economic development of the coastal market area.</p> <p>e. provide for the housing needs of the community by delivering 20,000 homes of an appropriate scale and tenure as well as meeting the needs of the Gypsy and Travellers and Travelling Showpeople.</p> <p>f. provide for development in the countryside area which reflects its character and role as the coastal plain, with green wedges separating urban areas, high quality agricultural land and environmental assets.</p> <p>g. encourage the effective use of previously developed land in accordance with the strategy, provided that it is not of high environmental value.</p> <p>h. support development which protects, conserves and enhances built heritage.</p> <p>i. monitor the delivery of the strategy and associated infrastructure with partners organisations, developers and landowners.</p> <p>j. <u>Ensure that development, particularly in the undeveloped areas of the District, takes account of the coastal topography to mitigate and adapt to climate change, especially in high risk flood areas.</u> k. <u>Retain and enhance natural environment resources, including biodiversity.</u></p>
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Main Modification Reference	Chapter	Policy / Paragraph Number	Proposed Modification (deleted text shown as struck through and additional text shown <u>underlined</u> .)
MM 5	7	7.2.7, 7.2.8 and SD SP2	<p>Insert a new (second) bullet point to paragraph 7.2.7: "- <u>all strategic allocations as identified by the Local Plan;</u>"</p> <p>Amend paragraph 7.2.8 to read: ..."The boundaries, whilst fixed as part of this plan, may be altered as part of other, separate, planning policy documents such as a site specific allocation document or a Neighbourhood Development Plan providing these do not reduce the coverage of a Built-Up Area Boundary. The boundaries may also need to be reviewed if the Council is unable to find contingencies to meet any shortfall in its 5 year Housing Land Supply.."</p> <p>Delete the first paragraph of SD SP2 and replace with: <u>"Built-Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built-Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan."</u></p> <p>Delete second paragraph "The boundaries can be altered....."</p>
MM 6	7	C SP1	<p>First paragraph should be amended to read as: <u>"Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will not be permitted in the countryside unless it is..."</u></p> <p>Delete 'Permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development unless the proposal accords with criteria (a) to (c) or (f).'</p> <p>Amend criterion b to read: for <u>quiet</u>, informal recreation; or</p>

MM 7	7	GI SP1	<p>Add the following sentence to the end of the second paragraph:</p> <p><u>"... a joined up Green Infrastructure Network. The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.</u></p> <p>Delete final paragraph</p> <p>Gaps between settlements should also be considered as important Green Infrastructure assets and should be protected from inappropriate development, and enhanced to ensure that they provide high quality environment and multi-functional benefits for the District.</p>
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Main Modification Reference	Chapter	Policy / Paragraph Number	Proposed Modification (deleted text shown as struck through and additional text shown underlined.)
MM 8	7	SD SP3	<p>Delete criterion e.</p> <p>Add additional criterion <u>'If a subsequent DPD or Neighbourhood Plan deems it appropriate through an allocation.'</u></p>
MM 9	7	LAN DM2	<p>"Delete first two paragraphs and replace to read as:</p> <p><u>"Development will not be permitted within the area identified on the Policies Map which would adversely affect the views of the town of Arundel, its castle, cathedral and its special setting. Any development, including the proposed A27 Arundel bypass, will be of a high design standard that reflects the quality of the landscape and the setting of Arundel. No development will be permitted, particularly within the area shown on the Policies Map, which would adversely affect the rural views outwards from the town and in particular from the following locations:</u></p>

MM 10	8	EMP SP1	<p>Amend the first paragraph of Policy EMP SP1 to read "The Council, with partners, will promote the sustainable growth of the District's economy to meet the varying needs of different economic sectors and to support regeneration within the two main towns. Sufficient employment sites will be identified, and premises will be safeguarded in order to meet the needs of the economy to support job creation, the needs of modern business and the attractiveness of the District as a business location. The Plan allocates circa 75 hectares of employment land in order to provide sufficient flexibility to meet the future needs and aspirations for the District to support the regeneration of Bognor Regis and Littlehampton, support job creation, provide for the needs of modern business, increase the attractiveness of the District as a business location, and support the economic development of the coastal market area. This will comprise:"</p> <p>Amend criterion 'a' to read: <u>"Promoting regeneration of the Districts main town centres as the focus for retail, office and leisure development, especially in the Bognor Regis and Littlehampton Economic Growth Areas in accordance with the sequential test;"</u></p> <p>Insert an additional criterion to read: <u>"k. The integration of other uses and forms of development where it facilitates the delivery of economic objectives and fosters growth and innovation "</u> <u>l. The provision of appropriately scaled enabling development where such uses compliment, and are compatible with, employment/commercial uses.</u></p>
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Main Modification Reference	Chapter	Policy / Paragraph Number	Proposed Modification (deleted text shown as struck through and additional text shown underlined.)
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MM 11	8	EMP SP2	<p>Amend the first sentence of the second paragraph so that it reads: "Knowledge and cultural based employment <u>including as well as retail, leisure and office developments will be directed to the Economic Growth Areas to promote their vitality, viability and regeneration.</u>"</p> <p>Insert the following at the start of the first paragraph under the 'Littlehampton Economic Growth Area' sub-heading: <u>"The EGA includes the Harbour (east and west bank), Town Centre, industrial estates, part of the beach front, surrounding housing and a strategic housing allocation at west bank."</u></p> <p>Insert the following text after the fifth bullet point: <u>"Development in the wider Economic Growth Area will be encouraged which increases the vitality of the town centre. The redevelopment of the town centre site owned by the District Council (St. Martins Car park), along with improvements to the public realm will be a key priority. Developments which support the towns retail, leisure and tourism functions will be supported."</u></p>
MM 12	8	EMP SP3	<p>Insert additional wording after point e and before table:</p> <p><u>"Development of site 7 at Angmering will need to be designed as part of the Strategic Housing Allocation (SD9). Due to the close proximity to the South Downs National Park, proposals for the employment allocation will need to demonstrate that the proposal:</u></p> <ul style="list-style-type: none"> <u>- Is located in an easily accessible part of the site, in close proximity to the A280;</u> <u>- Is developed in such a way so that it will not have a detrimental impact upon the setting of the South Downs National Park;</u> <u>- ensures that flood risk is satisfactorily mitigated; and</u> <u>- integrates Smarter Choices transport measures."</u> <p>In Table 8.1 amend the size and add a note to Employment of site to read; Site No. 7 'West of A280 - North of Water Lane' <u>(A standard plot ratio of 0.4 shall be applied to the gross site area to calculate the approximate floorspace that could be accommodated. The resulting floorspace shall then been discounted by 50% to account for the sensitivities of this site which borders the South Downs National Park.)</u> from 8.3ha to <u>3.0ha</u> Amend the total to read <u>74.5</u></p>

Main Modification Reference	Chapter	Policy / Paragraph Number	Proposed Modification (deleted text shown as struck through and additional text shown <u>underlined</u> .)
MM 13	8	EMP DM1	<p>Amend paragraph under section 4 to read: "The Council will seek to direct office development to the town centres. Enterprise Bognor Regis will also be considered as a suitable location for office development – subject to the enterprise Bognor Regis and retail policies in this plan <u>in accordance with Policy EMP DM2.</u>"</p> <p>Amend criterion a (section 6) to read: "That it is <u>appropriate sized</u> a modest extension of an existing employment site, or no acceptable alternative can be identified within existing permitted or allocated sites, or within or through redevelopment of existing commercial premises, and which can be delivered in a reasonable timeframe;" Delete criterion f (section 6): f. That it is not in a protected area including Gaps Between Settlements (SD SP3);</p>
MM 14	8	EMP DM2	<p>Insert an additional criterion after criteria g to read: <u>"Development proposals incorporating retail, leisure or office development should demonstrate that the proposal satisfies the sequential test and impact test in accordance with national planning policy."</u></p> <p>Insert the following at the end of the policy: <u>"Redevelopment of site 2 - Rowan Park, should not take place until the existing use has been successfully relocated"</u></p>
MM 15	9	9.1.4 and RET SP1	<p>Insert the following text after first sentence of paragraph 9.1.4: <u>"Town centres are those defined in the NPPF as the primary shopping area and areas predominantly occupied by main town centre uses."</u></p> <p>Amend title of policy RET SP1 to read: Hierarchy of <u>Town</u> Centres</p>

Main Modification Reference	Chapter	Policy / Paragraph Number	Proposed Modification (deleted text shown as struck through and additional text shown <u>underlined</u> .)
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MM 16	9	9.2.1 and RET DM1	<p>Insert the following text at the end of the paragraph: _____ <u>"In considering individual proposals for changes of use from A1 retail in town centres under section 2 of policy RET DM1 the Council will take account of the location of the premises in relation to the primary and secondary frontages identified in the Plan"</u></p> <p>Amend RET DM1 as follows,; Sections 1, 2 and 3 replace phrase 'retail development' with '<u>Town Centre uses</u>'</p> <p>Add a new second paragraph to the end of section 3 to read: <u>"Impact assessment for growth of office, leisure and retail development outside of town centres will be required from a threshold of 1,000sqm for Town Centres, Large Service Centres and the Six Villages larger centres and 200 sqm for village and suburban local centres."</u></p> <p>Section 3: Replace the first paragraph with: <u>'Town centre uses should be accommodated in town centres. Proposals for Town Centre uses outside the centres defined on the Policies Map will only be permitted if.. etc'.</u></p>
MM 17	10	10.1.1	<p>Add the following text to the end of paragraph 10.1.1 to read:</p> <p><u>"Tourism is an important cultural and economic driver for the economy and general well being of Arun. Harnessed well it can provide additional facilities for local residents, a source of employment and a driver to enhance the sense of place in the coastal and inland areas of Arun. Visitor related development can play an important role in rural diversification. The quality of Arun's natural environment draws many visitors. It is necessary to balance the provision of visitor facilities against the need to safeguard the landscape, character and environment of Arun, including the setting of the South Downs National Park and green infrastructure sites, both alongside the coast and inland."</u></p>

Main Modification Reference	Chapter	Policy / Paragraph Number	Proposed Modification (deleted text shown as struck through and additional text shown underlined.)
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MM 18	10	TOU SP1	<p>Amend the policy to read: _____</p> <p>1.Sustainable tourism development will be encouraged where it protects alongside promoting the main tourism assets of;</p> <p>a the waterfronts – the coast, rivers and estuaries,</p> <p>b the complimentary visitor uses of the fertile coastal plain in conjunction with agriculture, and c the backdrop and access for visitors to the South Downs National Park with the historic town of Arundel as it's focal point, that make the District attractive to visitors.</p> <p>2 Proposals for visitor related development will be determined by Arun's capacity to absorb such growth; for Arun this means tourism growth which:</p> <p>a Encourages long-term visitor interest / activity; b Ensures a viable visitor economy; c Provides benefit to local people; d Extends the visitor season; and e Protects and enhances the natural and built environment of Arun.</p>
MM 19	10	TOU DM1	<p>Amend part 'a' of the policy to read:</p> <p>1. Visitor attractions, facilities and accommodation scale, priority location and Change of Use <u>"Proposals for development, including expansion, which are likely to attract visitors (such as leisure or cultural facilities) will be supported provided that they: a. are in accessible locations;</u> <u>b. are accompanied by workable and realistic travel plans;</u> <u>c. address visitor management issues; and</u> <u>d. achieve good design.</u> All proposals for development, including expansion, which are likely to attract visitors (such as leisure or cultural facilities) will demonstrate that they are in accessible locations and will be accompanied by workable and realistic travel plans, address visitor management issues and achieve good design.</p> <p>Larger scale proposals will generally be directed towards the Economic Growth Areas of Littlehampton and Bognor Regis. Smaller scale development, scalable according to relative impact, may be suitable in other areas of the District including Arundel.</p> <p>Excepting Permitted Development Rights or Local / Neighbourhood Development Orders, existing visitor attractions, facilities and accommodation (except <u>Camping and Caravan Sites</u> holiday caravan sites), will only be granted planning</p>

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			<p>permission for a change of use that continues a visitor offer unless: it is demonstrated that the use is no longer required and is unlikely to be reused or redeveloped for visitor purposes. This will include a clear demonstration of marketing, viability appraisal and the suitability of the site to accommodate the alternative use – using a methodology agreed by the District Council. The Council will require evidence that the site has not been made deliberately unviable, that marketing has been actively conducted for a reasonable period of time and that alternative visitor uses have been fully explored. will not be granted planning permission for a change of use that leads to the loss of a visitor offer unless it is demonstrated that the use is no longer required and the site is unlikely to be reused or redeveloped for visitor purposes. To demonstrate these requirements, the Council will require: e. that alternative visitor uses have been fully explored;</p> <p><u>f. an appraisal indicating that the use is no longer viable;</u> <u>g. evidence that the site has not been made deliberately unviable; and</u> <u>h. evidence of the suitability of the site to accommodate the alternative use.</u>" Replace references to 'holiday caravan sites' with 'Camping and Caravan Sites' Delete the first paragraph of part 2 of the policy: Visitor related development can play an important role in rural diversification. The quality of Arun's natural environment draws many visitors. It is necessary to balance the provision of visitor facilities against the need to safeguard the landscape, character and environment of Arun, including the setting of the South Downs National Park and green infrastructure sites, both alongside the coast and inland.</p>
MM 20	11	HOR DM1	<p>In the final paragraph amend the text as follows: "... will be considered on a case by case basis against Policy C SP1. Applicants/Landowners" <u>To reduce the impact on the sector,</u></p>
MM 21	11	EQU DM1	<p>Delete criteria g and h: g. The applicant has submitted an options appraisal, to demonstrate that the site and location is a better option for the proposed development than the alternatives; and h. The Council will impose conditions and/or use planning obligation agreements to ensure should the equestrian use cease, the land must be left capable of being restored to a productive green environment."</p>

MM 22	12	12.1.5 and 12.1.6	Replace paragraph 12.1.5 with the following text: _____ <u>"The final policy target takes account of the objectively assessed housing need (OAN), some housing for other</u>
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			<p><u>authorities to meet the Duty to Cooperate with a 20% buffer. Planning Practice Guidance promotes the approach that if there is an under-supply it should be dealt with in the first five years but as this is not possible with the strategy in this Local Plan, the housing supply is spread across the plan period to match the planned delivery of sites. There are targets for each five year period in policy H SP1 but these deliver the whole plan target of at least 20,000 homes by 2031."</u></p> <p>Amend the last bullet point of paragraph 12.1.6 to read:</p> <p><u>Non-Strategic Sites – The majority of sites will accommodate sites of less than 300 dwellings to and be allocated through Neighbourhood Plans or a Non-Strategic Site Allocations DPD.</u></p>
MM 23	12	Table 12.1	<p>Amend the row related to 'Non-Strategic Sites' to include a reference to 'at least', so that it reads:</p> <p>Non-Strategic Sites <u>At least</u> 1,250</p>
MM 24	12	12.1.8	<p>Delete paragraph 12.1.8 and replace with: <u>The Council will commence the production of a Non-Strategic Site Allocations DPD immediately after the adoption of the Local Plan for those areas of the District which will not be covered by up-to-date Neighbourhood Plans. The NonStrategic Site Allocations DPD will allocate sufficient sites to meet any identified shortfall, in accordance with the Local Plan housing trajectory.</u></p>

MM 25	12	H SP1	<p>Amend Policy H SP1 as follows: _____</p> <p>Change the title to 'The Housing Requirement'.</p> <p>Amend first paragraph to state 'Within the plan period 2011-2031 <u>at least 20,000 new homes will be accommodated in the District. Delivery will be phased over the plan period as follows.</u>' Amend the years within the table to reflect the periods that HLS figures are collected e.g. 2011/12 to 2015/16, 2016/17 to 2020/21 etc to 2032.</p> <p>Move the table from 12.1.11 and insert it into the policy box.</p> <p>Delete the last paragraph of the policy and replace with the following: <u>'Additional non-strategic allocations will be made across the District through emerging Neighbourhood Plans or reviews of made Neighbourhood Plans. On adoption of the Local Plan the Council will assess progress on Neighbourhood Plans and immediately commence the production of a Non-Strategic Site Allocations DPD for those areas of the District which will not be covered by up-to-date Neighbourhood Plans'</u>.</p>
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MM 26	12	12.1.12	<p><u>New paragraph 12.1.12</u> <u>"The Council will monitor housing delivery against the housing trajectory for the District using the indicators specified in the Monitoring Framework set out in the Local Plan. If the Authority Monitoring Report (AMR) demonstrates that annual housing delivery is less than 75% of the annualised requirement or the projected completion rate (whichever is the lower) in three consecutive years (based on the trajectory set out in picture 12.1 of this Plan and in Appendix A to the Housing Implementation Strategy), the Council will undertake a partial review of this Plan. In undertaking this review, the Council will ensure that sufficient infrastructure capacity is available and that the potential allocation of additional housing sites will not prejudice delivery of the infrastructure required by this Plan."</u></p>

MM 27	12	H SP2	<p>Amend criteria c. to read: 'c. protects, conserves or enhances the natural environment, landscapes and biodiversity,"</p> <p>Amend criteria k to read: k. address the off-site capacity requirements, that relate to that particular allocation, identified in the Arun Transport Assessment (<u>2016 and update 2017 and subsequent relevant assessments</u>) and the local highway network,</p> <p>Amend criteria p. to read: "p. include <u>consider inclusion of</u> an area of the sites for Self-Build and Custom Build, and'</p> <p>Delete the last paragraph as follows: The Council requires well-designed development employing a modern approach to principles of the Garden City movement. Development proposals shall be consistent with all other Local Plan policies."</p>
MM 28	12	12.1.15	<p>Amend the first sentence to read:</p> <p>"The Pagham North site consists of a number of parcels of land which will be developed in conjunction <u>planned comprehensively</u> with each other to ensure that a suitable development is provided."</p> <p>Add the following text to the end of the paragraph: <u>The Pagham South allocation is in close proximity to Pagham Harbour, which is an important and sensitive natural site within the wider Bognor Regis area. Development from this allocation should reduce any impacts of recreational disturbance that may arise.</u></p>

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MM 29	12	H SP2a (SD1 and 2)	<p>Insert table with reference number, location and number of units _____ Pagham (SD1 Pagham South and SD2 Pagham North) Located to the west of the urban area of Bognor Regis, the Pagham South and Pagham North Strategic Allocations will collectively provide at least 1,200 dwellings over the plan period. Both sites consist a of number parcels of land, it is imperative that individual areas are aligned with neighbouring parcels of land. The sites lie in close proximity and are within the drainage catchment of the internationally designated Pagham Harbour site which has drainage and waste water implications. Development proposals will need to meet the following key design and infrastructure requirements;</p> <p>a. take account of the proximity of Pagham Harbour SPA/Ramsar including with new accessible green spaces which shall be incorporated into or adjacent to the development to mitigate impacts, ensure no detrimental impact to Pagham Harbour SPA through compliance with ENV DM2 (Pagham Harbour) and its supporting text,</p> <p>b. be designed to take into account nearby heritage assets, including Church Barton House and its setting,</p> <p>c. provide a new one-form (expandable to two-form) entry primary school and nursery places d. provide a care home facility,</p> <p>e. provide a Community Hub to meet identified local need on-site which includes;</p> <p>i. shops and complimentary uses, ii. <u>a community building (Tier 7 library, D1/sui generis floorspace)</u>, iii. provision of land for a scout hut, and</p> <p>iv. land for an Ambulance Community Response Post facility and contributions towards new healthcare facilities at West of Bersted (SD3),</p> <p>Alternatively, where appropriate proposals may make a contribution towards new facilities or the improvement or expansion of the relevant existing facilities, subject to agreement with the Council.</p> <p>f. provision of public open space including children's play areas, landscaping, drainage and earthworks, and</p> <p>g. contribute to the provision of an enhanced local cycle network by making on site provision and appropriate off site financial contribution <u>and</u></p> <p>h. <u>where possible, provide linkages and accessible pedestrian and cycle routes to Bognor Regis town centre in order to enhance the sustainability of the site and to support town centre regeneration initiatives.</u></p>
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MM 30	12	H SP2a (SD3)	<p>West of Bersted (SD3 West of Bersted)</p> <p>Located to the north of Bognor Regis this largest allocation will provide at least 2,500 dwellings over the plan period. Development proposals will need to meet the following key design and infrastructure requirements:</p> <ul style="list-style-type: none"> a. provide a new three-form entry primary school and nursery places, b. provide a new 3G pitch facility to serve the west of the District, c. incorporate two new sports pitches and facilities, d. provide a Community Hub to meet identified local need on-site which includes: i. shops ii. provision for new healthcare facilities to serve West of Bersted (SD3) and Pagham South and North (SD 1 & 2) iii. <u>provision of a new Tier 7 library facility</u>, e. provide a road/pedestrian/cycle link between the A259 and Chalcraft Lane including facilitating the cycle route to Pagham and enhancing the A259 cycle route, f. improvements to the A259 between Bersted and Drayton g. take account of the proximity of Pagham Harbour SPA/Ramsar <u>ensure no detrimental impact to Pagham Harbour SPA, through compliance with ENV DM2 (Pagham Harbour) and its supporting text</u> h. incorporate planned new employment provision; <u>and</u> i. <u>where possible, provide linkages and accessible pedestrian and cycle routes to Bognor Regis town centre in order to enhance the sustainability of the site and to support town centre regeneration initiatives.</u>
MM 31	12	H SP2b (SD4)	<p>Littlehampton – West Bank (SD4) Amend as follows:</p> <ul style="list-style-type: none"> f. provide a Community Hub to meet identified local need on-site which includes i. shops, ii. a new <u>Tier 7</u> library facility, and iii. new healthcare facilities, h. <u>provide open space at the western end of the allocation (north of Ferry Road and south of A259)</u> q. enable where possible the reduction of flood risk to the existing communities <u>on the West Bank</u>, and

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MM 32	12	H SP2c (SD5)	Barnham/Eastergate/Westergate (SD5) Amend _____ criteria a as follows: a. conserve the unique character and the separation of the three villages <u>of Barnham Eastergate and Westergate.</u> Eastergate and Barnham should be protected from a continuous urban form / coalescence along the north and south aspects of the B2233,
MM 33	12	H SP2c (SD6)	Fontwell (SD6) Delete criterion 'b': b. contributions towards new healthcare facilities which will be incorporated at BEW(SD5).
MM 34	12	H SP2c (SD7)	Yapton (SD7) Amend criteria a and b as follows: a. provide a one-form entry primary school and nursery places <u>either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facilities,</u> b. a new <u>Tier 7 library facility to meet identified local need either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facility,</u>

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MM 35	12	H SP2c (SD8)	<p>Ford (SD8)</p> <p>Amend criteria b and c, as follows:</p> <p>c. provide a Community hub to meet identified local need which includes:</p> <p>i. new retail, commercial and community facilities, ii. a new <u>Tier 7 library facility, and</u></p> <p>iii. <u>provision of new healthcare facilities for Ford (SD8), Yapton (SD7) and Climping (SD10),</u> <u>Alternatively, where appropriate, proposals may make a contribution towards new facilities or the improvement or expansion of the relevant existing facilities, subject to agreement with the Council.</u></p> <p>Include two new criteria:</p> <p><u>h. reflect the historic alignment of the canal; and</u></p> <p><u>i. maintain visual separation between Ford and Yapton, and between Climping and Ford</u></p>
MM 36	12	H SP2c (SD9)	<p>Angmering North (SD9) Amend the criteria to read:</p> <p>a. <u>explore opportunities to provide library access in a community building to meet identified local need firstly by the improvement or expansion of the relevant existing facilities or on-site or by making a contribution towards new facilities.</u></p> <p>b. extend the existing local village health facilities in the locality,</p> <p>c. accommodation for nursery places <u>linked to the primary school provision, and</u></p> <p>d. primary school provision (1 FE expandable to 2FE to serve Angmering North SD9 and Angmering South and East SD11) <u>either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facilities.</u></p> <p>e. <u>be supported by a detailed Landscape Appraisal which has regard to the special qualities of the South Downs National Park, and must include landscape mitigation measures which address harmful impacts identified within the Appraisal</u></p> <p>f. <u>Incorporate planned new employment provision in conjunction with EMP SP3</u></p> <p>g. <u>be supported by a detailed Landscape Appraisal which has regard to the special qualities of the South Downs National Park, and must include landscape mitigation measures which address harmful impacts identified within the Appraisal.</u></p>

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MM 37	12	H SP2c (SD10)	<p>Climping (SD10) Amend criterion a: a. provide a new one form (expandable to two form) entry primary school and nursery places <u>contributions to the existing primary school.</u></p> <p>Amend criterion c and add d to read: c. provide a Community hub to meet identified local need which includes: i. new retail, commercial and community facilities, ii. a new <u>Tier 7</u> library facility, and iii. contributions towards new healthcare facilities which will be provided in Ford (SD8). d. <u>provide a controlled crossing on the A259.</u></p>
MM 38	12	H DM1	<p>Add additional paragraph to Policy H DM1 that reads; <u>"Over the Plan period a proportion of the housing provided should be of a type that meet the needs, as identified in the most recent SHMA, of older people. Such housing could be provided as part of the general mix of one and two bedroomed homes but should be designed to meet the needs of older people."</u></p>
MM 39	12	AH SP2	<p>Insert additional text into Policy AH SP2 at the end of the second paragraph; <u>"The provision of affordable housing on a site at less than 30%, or on an alternative site or by way of a commuted sum will only normally be allowed in very exceptional circumstances if supported by robust evidence including, where appropriate, viability evidence."</u></p> <p>Amend the third paragraph of the policy to read: The Council will negotiate the affordable housing tenure mix on development sites from an initial default position of 75% rent and 25% intermediate market housing.</p> <p>Amend the last sentence of the fourth paragraph to read: The affordable dwelling mix should comprise of the following range of homes <u>unless evidence indicates otherwise.'</u></p>

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MM 40	12	H SP3	Add additional text at the beginning of the policy that states; " <u>This policy would only apply when the housing need cannot be met on allocated housing sites or in the built up area boundary</u> " Amend criteria h. to read: "Persons with full time <u>primary</u> employment..."
MM 41	12	H SP4	Amend the first paragraph of the policy to read: "Where planning applications for houses in multiple occupation (HMOs) are not already covered by permitted development rights, they will be favourably considered where <u>the proposals contribute to the creation of sustainable, inclusive and mixed communities and meet the following criteria</u> they :" Delete criteria b.

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MM 42	12	H SP5	<p>Insert the following at the beginning of HSP 5 as a first paragraph:</p> <p><u>Within the plan period 2011-2031 provision shall be made for at least 5 private pitches and 9 public pitches for gypsies and travellers and 7 plots for travelling showpeople in the District. Provision for at least 5 private pitches will be made on unallocated sites permitted in accordance with the criteria in 3 below:</u></p> <p>Amend the text in the policy so that references to Travellers and travelling Showpeople is consistent throughout the policy. This affects the following sections of the policy:</p> <ol style="list-style-type: none"> 1. Planning permission will not normally be granted for development involving the loss of lawful accommodation for <u>Gypsy and Travellers</u> or Travelling Showpeople unless alternative provision is made to make good any loss. 2. Planning applications for <u>Gypsy and Traveller and Travelling Showpeople</u> sites to remove personal conditions, or to make temporary planning permissions permanent will normally be granted subject to the proposal complying with the criteria in 3 below. 3. Planning applications for <u>Gypsy and Traveller and Travelling Showpeople</u> sites shall: 4. A site for at least 14 <u>4</u> pitches for public <u>Gypsy and Traveller</u> provision will be identified. and at least 10 public pitches will be allocated by 2017. Arun District Council will produce a Gypsy and Traveller and Travelling Showpeople Site Allocations document (DPD) to identify land for permanent pitches to meet the need identified to 2027. 5. Where there is a lack of affordable land to meet local <u>Gypsy and Traveller</u> needs, the Council will consider allocating and releasing sites solely for affordable <u>Gypsy and Traveller</u> sites as part of the rural exceptions site policy approach. Such sites shall only be used for affordable <u>Gypsy and Traveller</u> sites in perpetuity. Mixed use shall not be permitted on rural exception sites.

MM 43	12	H DM3	<p>Amend the title of the policy to "Rural workers" and replace all references to "agricultural, forestry and horticultural to rural workers", as well as</p> <ul style="list-style-type: none"> - deletion of criteria g under section 1 - insertion of '<u>conversion or a</u>' under section 2 - amend criteria within section 2 to say <u>conversion to</u> or new dwellings - the deletion of bullet d from section 3; and <p>Break the Policy in two to separate policies. Section 4 is used to form a new policy and renumbered.</p>
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MM 44	12	H DM4	Take section 4 from H DM3 and name as H DM4 (new policy)
MM 45	13	D DM2	Delete the following from D DM2: " <u>...will provide guidance, but development will be encouraged to make the most efficient use of land</u> "
MM 46	13	D DM3	Delete Policy D DM3 and supporting text.

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MM 47	14	OSR DM1	<p>Delete existing policy and replace with: _____</p> <p><u>1. Protection of open space, outdoor and indoor sport, community, arts and cultural facilities.</u> <u>Existing open space, outdoor and indoor sport, community, arts and cultural facilities should not be built on or redeveloped for other uses unless:</u></p> <p><u>a. a robust and up-to-date assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or</u></p> <p><u>b. the loss resulting from the proposed development would be replaced by equivalent or better provision of open space, outdoor and indoor sport, community arts and cultural facilities, which will be assessed in terms of quantity and quality and suitability of location; or</u></p> <p><u>c. the development is for alternative open space, sports, community, arts or cultural provision, the needs for which clearly outweigh the loss.</u></p> <p><u>2. Open space, sport and recreation in new developments</u> <u>Housing and, where viable, commercial development will be required to contribute towards:</u></p> <p><u>a. Open space provision in accordance with guidance set out in the current Open Space Study. In some parts of the District open space provision is identified as being sufficient in terms of quantity. Therefore, provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new offsite provision in order to address any future demand. For larger scale developments, the quantity standards should be used to help determine the requirements for open space provision as part of that development.</u></p> <p><u>b. Playing pitch provision in accordance with guidance set out in the Playing Pitch Strategy. This will include improvements to existing provision to increase playing capacity and providing hubs of new pitches.</u></p> <p><u>c. Indoor sport and leisure facilities through financial contributions in accordance with guidance set out in the Indoor Sport and Leisure Facilities Strategy which identifies a need for a new leisure centre in the West of the District.</u></p> <p><u>d. Strategic projects identified in the Leisure and Cultural Strategy.</u></p> <p><u>3. Local Green Space and Neighbourhood Plans</u> <u>Local Green Space is not identified in this Local Plan but will be designated in Neighbourhood Plans in circumstances where the criteria in paragraphs 76 and 77 of the National Planning Policy Framework are met.</u></p> <p><u>4. Quality expectations</u> <u>Developments with respect to all of the above shall have regard to the 'Secured by Design' guidance documents and shall also be consistent with all other Local Plan policies.</u></p>
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MM 48	16	HER SP1	<p>Amend the first paragraph to read: The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, <u>based on the following approach specifically:</u></p> <p>delete criteria a-d and replace with:</p> <p><u>"- Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.</u></p> <p><u>- Non-designated heritage assets, including locally listed heritage assets (Buildings or Structures of Character and Areas of Character), and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment."</u></p> <p>Final paragraph should be amended ".... not be permitted..." delete rest of sentence. Replace with <u>unless it can be demonstrated that the loss or harm achieves substantial public benefits."</u></p> <p>Final paragraph should be amended to read: Development proposals involving the demolition of Listed Buildings or substantial harm to a Conservation Area will not be permitted other than in exceptional circumstances where repair or re-use are not practicable options and where replacement buildings and uses of exceptional quality are proposed <u>unless it can be demonstrated that the loss or harm achieves substantial public benefits.</u></p>

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MM 49	16	HER DM1	<p>Amend last paragraph to read: _____</p> <p>"The Local Planning Authority will only approve a proposal for enabling development where there is no other alternative option available and the benefits of such as scheme outweigh any dis-benefits that arise. <u>In determining any application the Local Planning Authority will take into account whether:</u></p> <p><u>it will materially harm the significance of the heritage asset or its setting; it will avoid detrimental fragmentation of management of the heritage asset; it will secure the long term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation;</u></p> <p><u>it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid; there is a source of funding that might support the heritage asset without the need for enabling development; and the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests."</u></p>
MM 50	16	HER DM2	<p>HER DM2 refer to '<u>Locally Listed Buildings</u>' in the 3rd paragraph.</p> <p>Add an additional sentence to the end of the 3rd paragraph: '<u>There may be circumstances where the public benefit from the proposed development outweighs any proposed harm. In such circumstances, the proposal will need to be justified as appropriate."</u></p>
MM 51	16	HER DM4	<p>Rename the policy and references within it to '<u>Areas of Character</u>'</p>
MM 52	17	ENV DM1	<p>Insert the following between the first two sentences of the first paragraph:</p> <p>"...(either individually or in combination with other developments), will not normally be permitted. <u>Consideration will be given to the exact designated features present on the site, their scarcity/rarity and recognition of the protection offered by their existing status.</u> Exception will only be made <u>for those with the highest value</u> where the following can be demonstrated..."</p>

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MM 53	17	17.1.19	<p>Insert the following at the end of paragraph 17.1.19: <u>“...summer breeding and wintering ground for wildfowl. As such, to ensure no detrimental impacts through the loss of supporting habitat, development within close proximity to the boundary of Buffer Zone A for Pagham Harbour SPA, will need to prove the site is not used regularly by birds. To do this information on the cropping regime, frequency of planting favoured by Brent Geese, sources of disturbance, openness of the site and at least one seasons wintering surveys will need to be provided. Where results show frequent use, an additional winter bird survey should be carried out and mitigation design aspects incorporated, to enable informed judgments to be made.”</u></p>
MM 54	17	ENV DM2	<p>Criteria b - ii. to read as follows: “create easily accessible new green spaces for recreation within or adjacent to the development site, or to make developer contributions towards the provision of such green spaces to serve the area. These shall be capable of accommodating the predicted increases in demand for local walking, including dog walking. Good pedestrian links shall be provided between housing areas and new and existing green space in order to discourage car use..”</p> <p>Amend criterion c to read “c. Large scale developments Major developments (As defined in the GPDO 1995 as amended) taking place outside Zone B and close to its boundary will be considered on a case by case basis to determine any potential effects on Pagham Harbour, and the need for any avoidance or mitigation measures.”</p>
MM 55	18	18.2.8	<p>Insert the following at the end of paragraph 18.2.8: <u>“Southern Water has an interim solution to ensure that recent approvals/existing commitments in this catchment can be delivered through connections to the existing plant, until it reaches the existing flow permit level. In the long term it is currently expected that development at BEW (SD5) will be connected through a new pipe to the treatment plant at Ford.”</u></p> <p>Insert a new paragraph 18.2.9: <u>“Since the majority of the allocated housing in the Plan will connect to the Ford wastewater treatment works, development in the allocated site (SD8) will have to be carefully designed. The layout of the allocation will need to reflect the outcomes of an odour assessment, so as not to impact on residential amenity, leisure or recreational activities of residents or visitors to the District. In addition, it should not prejudice the operation of or the expansion of the treatment plant, as required to accommodate future growth in the District.”</u></p>

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MM 56	18	W DM2	Amend criteria c. to state " <u>The sustainability benefits to the wider community are clearly identified.</u> The scheme identifies adaptation and mitigation measures. "
MM 57	18	W DM3	Insert new criteria following 'e' <u>"be maintained in perpetuity, supported through a Maintenance and Management Plan/Regime, including its financing, agreed with the Local Planning Authority."</u>
MM 58	20	WM DM1	Delete the 3rd paragraph of the policy as follows: All major residential development will be required to contribute towards the provision of recycling and general waste bins through planning conditions.
MM 59	22	22.0.9 and INF SP1	Add the additional text to paragraph 22.0.9 to read: <u>To secure a mechanism for contributions towards infrastructure the Community Infrastructure Levy (assuming it is retained), will be introduced as soon as possible after the adoption of this Local Plan. The levy will be needed to seek contributions for small sites which are essential to meet the housing needs in the medium term so it is essential that CIL is introduced no later than mid way through the second housing delivery phase as shown on table 12.1 and policy H SP1.</u> Rewrite the 4th bullet point of INF SP1 to read: <u>Where a contribution towards other district wide infrastructure improvements or provision is needed and viable this will be achieved through the Community Infrastructure Levy (assuming it is retained) Charging Schedule and Regulation 123 Infrastructure List which will be introduced as soon as possible after the adoption of this Local Plan. Until such time as a Charging Schedule is adopted contributions will be achieved through planning obligations (where they meet the statutory tests).</u>

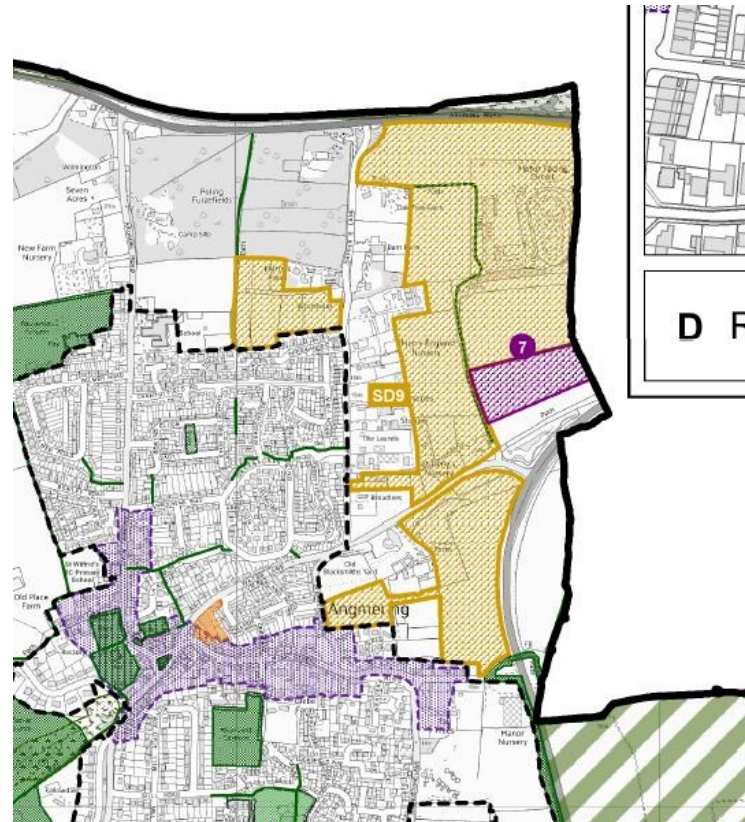
Main Modification Reference	Chapter	Policy / Paragraph Number	Proposed Modification (deleted text shown as struck through and additional text shown <u>underlined</u> .)
MM 60	22	22.0.17	<p>Insert a new sub-section under 'Drainage and flood mitigation' and 'Transport' to cover wastewater as below: <u>"Wastewater</u></p> <p><u>The water industry's investment planning is scheduled on a 5 yearly basis and from 2018 there will be a flat rate applied per new dwelling, by utility providers. This timing allows for repeated opportunities throughout the lifetime of the Plan to review the requirements at Ford wastewater treatment plant.</u></p> <p><u>Funding of the expected connection from the BEW allocation to the Ford treatment works would be anticipated to be funded jointly by Southern Water and the developers, on the basis of the developers overall contribution to the 2300 homes allocated to the site in the Plan period."</u></p>
MM 61	22	INF SP2	<p>Amend the first paragraph to read: <u>A minimum of one 6 form entry Secondary School with expansion land for a 4 form entry expansion adjacent shall be provided on a site of at least 10 hectares to serve the new growth in Arun District. The broad location of search for a site is indicated on the policies map. The secondary school will be situated in Ford.</u></p> <p>Amend criterion a. iii to read: <u>Made accessible by all forms of transport, including sustainable modes road and on foot to new and existing pedestrian and cycle routes to enable links with the strategic sites.</u></p>
MM 62	-	Policy Map 3	Delete the university eastward expansion from Policies Map 3.

			<p style="text-align: center;">_____</p> <p style="text-align: center;">_____</p>
Main Modification Reference	Chapter	Policy / Paragraph Number	Proposed Modification (deleted text shown as struck through and additional text shown underlined.)

MM 63

Policy Map
4

Amend the policies map to reflect the change in the size of the Angmering Employment Allocation (site 7), see also MM12.



Notes of pre-meeting briefing

**Held prior to the BRTC Planning and Licensing Committee Meeting, on
Tuesday 9th January 2018**

Present: Cllr. Phil Hitchins (Chairman of ADC's Bognor Regis Regeneration Sub-Committee)
Cllr. Bob Lanzer (WSSC Cabinet Member for Highways and Infrastructure)
BRTC Cllrs. K. Batley, J. Brooks, P. Dillon, T. Gardiner, S. Goodheart, S. Reynolds, Mrs. J. Warr and P. Woodall

In Attendance: Mrs. J. Davis (Note Taker)

High Street, Bognor Regis

- Concerns were expressed over the safety of visually impaired pedestrians crossing the High Street, to/from London Road Precinct. Cllr. Lanzer advised that plans are in place to carry out remedial work (tactile flags/ribbed tiles) to delineate the area. Comment was made that a Pelican crossing should be reinstated.
- It was unanimously agreed that the existing road traffic regulations on the High Street are frequently being flouted. It was felt that a lack of police presence meant that the regulations were not being enforced. Additional solutions included improved road signage, explaining the restrictions in place for traffic on the High Street, and better use of Automatic Number Plate Recognition (ANPR) cameras. It was also suggested that automatic rising bollards could be installed restricting the flow of traffic during regulated times of the day, however, due to the cost implications of such measures this was not likely to be a viable option. Cllr. Lanzer advised that it was difficult to yet know the true outcome of the current traffic restrictions that are in place on the High Street, as they are not being enforced.
- Regarding future traffic flow plans on the High Street, there was mixed opinion as to whether it should be permanently closed, semi-closed, open to one-way traffic only or open to two-way traffic (with speed restrictions). In every case it was agreed that consideration must be given to Traders on the High Street, whereby any such traffic scheme could result in a loss of business for them. Cllr. Lanzer advised that only 50% of businesses on the High Street have rear access. Cllr. Goodheart suggested that the matter of two-way traffic, for example, on the High Street could be brought to an Agenda at WSSC, from BRTC (with the consent of the full Council). Cllr. Lanzer asked whether Members might be agreeable in using the channels of communication available to them via the Town Council's JWAAC Representative. Cllr. Hitchins recommended that BRTC carry out a survey

amongst Traders, giving a couple of scenarios such as two-way traffic, to gauge what road schemes they would like to see. Cllr. Gardiner pointed out that any such survey should include different categories of Traders.

The Esplanade, Bognor Regis

- Some concern was expressed at any closure of the Esplanade, whether temporary or permanent, and the impact that such closures could have on businesses, particularly Aldwick West End Traders. Discussions about re-routing traffic, in the event of the Esplanade being closed, drew attention to the problems with diverting traffic to Steyne Street, or Belmont Street, for example. Cllr. Lanzer informed Members that WSCC had been engaging in data collection around the Esplanade to enable them to come to a view as to whether temporary, or longer, closures would be feasible. Cllr. Batley asked who the County Council had been talking to for data collection, and at what time of the year the data was being gathered. Cllr. Lanzer was not sure of the answers but offered to get back to BRTC with this.

London Road, Bognor Regis

- Attention was drawn to two lamp posts in London road that had not been lit for between 6-9 months, causing residents to complain. Cllr. Lanzer requested that the exact location of these lampposts be sent to him.

Comments received in an email from Cllr. Hitchins, following the pre-meeting briefing, included;

- No Member recommended that the High Street should be closed to traffic
- The focus seemed to be about making the existing road scheme, in the High street, safer
- A Strong sense that Cllr's wanted the High Street open for two-way traffic to help businesses in that area, and that the criteria for any future road schemes is the economic impact on the High Street, and the surrounds – "without businesses, we do not have a Town."
- The way forward would be to carry out a full survey of the business community (and perhaps the public) and, given those facts, put forward an economic reason to JWAAC to change the existing scheme with the support of Cllr. Hitchins. Any such proposal has to be evidence based.

BOGNOR REGIS TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE MEETING 30th JANUARY 2018

AGENDA ITEM 12 - CORRESPONDENCE

FOR INFORMATION

1. Notification of upcoming West Sussex Highway Works: 10th-24th, 17th-31st January 2018. Emailed to Committee and on Town Council Facebook page.
2. CPRE - Campaigns Update, 11th January 2018.
3. Correspondence sent to Councillor Hitchins (ADC) and Councillor Lanzer (WSCC) thanking them both for their attendance at a pre-meeting briefing with Members of Bognor Regis Town Council on 9th January 2018.
4. WSCC and South Downs National Authority - Following public examination hearings, a number of modifications have been proposed to the West Sussex Joint Minerals Local Plan. The modifications have been published, and can be viewed at www.westsussex.gov.uk/mwdf, to allow representations to be made until 5pm on Friday 9th March 2018.