



Established 1894

Angmering Parish Council

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MINUTES OF THE MEETING OF ANGMERING PARISH COUNCIL HELD IN THE KING SUITE OF THE ANGMERING VILLAGE HALL ON MONDAY 11 SEPTEMBER 2017

Present: Councillors Paul Bicknell (from 19:40); Bill Evans; Norma Harris; Mike Hill-Smith; Mike Jones; David Marsh; Steven Mountain; John Oldfield (Vice-Chairman); Roger Phelon.

In Attendance: Rob Martin, Parish Clerk; Paul Barley, Deputy Clerk; District Councillor Dudley Wensley (from 19:50); 1 member of the public.

Action

17/078 APOLOGIES FOR ABSENCE
Apologies for absence had been received from the Chairman; Councillors Lee Hamilton-Street; Nikki Hamilton-Street (all personal business), and also from District Councillor Andy Cooper and County Councillor Deborah Urquhart.

The Vice-Chairman conducted the meeting in the absence of the Chairman.

17/079 DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTERESTS IN AGENDA ITEMS
None.

17/080 APPROVAL OF THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 14 AUGUST 2017
The minutes of the Parish Council Meeting held on 14 August 2017 were **AGREED** as a correct record and signed by the Vice-Chairman.

17/081 COUNCILLOR VACANCY
The Clerk noted that Arun District Council had formally notified the Parish Council that there had been no request for a by-election and that the Parish Council could now proceed to fill the vacancy by co-option.

The Clerk was pleased to note that an expression of interest had been received from a potential co-option candidate.

Councillor Bicknell joined the meeting.

17/082 THE CLERK'S REPORT ON MATTERS OUTSTANDING FROM PREVIOUS MEETINGS, BUT NOT INCLUDED ON THIS AGENDA
The Clerk referred to the action list circulated prior to the meeting, and noted that there were no further matters to report.

The Deputy Clerk advised that notification had been received from Arun District Council on 7 September 2017 that The Spotted Cow public house had been approved for registration as an asset of community value. This meant that in the event that The Spotted Cow came up for sale, the community would have the legal right to put together a bid for it.

17/083

CHAIRMAN'S REPORT

The Chairman had circulated the following brief report prior to the meeting:

"Please accept my apologies for not being in attendance at the Parish Council this month but I leave you in the capable hands of the Vice-Chairman.

"On behalf of Angmering Parish Council, I attended Rustington Parish Council's Annual Civic Thanksgiving Service at St Andrew's United Reformed Church on 9th September. This was followed by the Community Awards in the Wood Land Centre. Many congratulations to all those who received awards.

"Just a reminder to everyone please with regards to the consultation on the Arundel Bypass. It is really important that we all have our say, the relevant documents and forms are being held in the Library."

The Vice-Chairman adjourned the meeting for public consultation.

17/084

PUBLIC CONSULTATION

The member of the public present had no questions.

Councillor Bicknell asked what the current position was regarding events in the lead-up to Christmas, and the Christmas Day community lunch which had taken place in previous years. It was noted that these were matters proper to the Community, Leisure, Environment, and Wellbeing Committee and would be laid before that Committee at its meeting on 25 October 2017.

The meeting reconvened.

17/085

REPORT FROM THE WEST SUSSEX COUNTY COUNCILLOR

County Councillor Urquhart had presented her apologies for the meeting.

17/086

REPORTS FROM THE ARUN DISTRICT COUNCILLORS

District Councillor Wensley was pleased to report that turf had now been cut for the new Littlehampton Leisure Centre. In other local matters, the consultation document for the A27 Arundel Bypass proposals was now available and everyone was urged to respond to it. The closing date for comments was Monday 16 October 2017.

17/087

LOCAL PLAN INSPECTION

The Clerk referred to the further written response to the matters being considered in the first week of the Local Plan hearings, which had been circulated prior to the meeting, and which was due to be submitted on behalf of the Parish Council prior to the hearings. The hearings were due to take place between 19 and 21 September, and 25 to 28 September, and the Clerk confirmed that he would attend on behalf of the Council for all sessions that relate to the Angmering situation.

The Clerk noted that a large proportion of the questions raised for Arun District Council by the Inspector had derived from submissions made by the Parish Council. It was noted that the South Downs National Park Authority had only been consulted at a very late stage in the process.

The Clerk noted that a final version of the further submissions would be circulated in the next few days.

The Vice-Chairman noted that a great deal of work had been done on this matter, not only by the Clerk but also by Rita Williams and Geoff Gibbs. Sincere thanks were expressed to them.

17/088

FUTURE DEVELOPMENT PROPOSALS

South of Water Lane application (A/99/17/OUT) – The Clerk reported that Arun District Council were looking to determine this at the DCC meeting on 18th October 2017, but it would by then have been discussed with the Local Plan Inspector by then and intentions might have changed.

It was noted that the objectives of the developer appeared to be driving the timetable for this matter.

17/089 COMMUNITY GRANT APPLICATIONS

The Vice-Chairman noted that ASRA had made an application for grant in the sum of £500 to replace vandalised goalposts.

On a proposal by Councillor Phelon, seconded by Councillor Mountain: That the application be approved in the sum of £500 – unanimously **AGREED**.

The 2017/2018 budget for Community Grants was £3,300 and grants allocated to date amounted to £1,725, which left a balance available of £1,575 from which to fund grants.

17/090 QUESTIONS ON THE ALREADY CIRCULATED NOTES OF MEETINGS OF PARISH COUNCIL WORKING PARTIES AND REPRESENTATIVES ON OTHER ORGANISATIONS

Councillor Phelon had circulated a report on the ASRA meeting that had taken place on 6 September 2017.

Councillor Bicknell asked whether there had been any progress on negotiations for a new lease for the recreation ground. The Clerk noted that no progress had been made with ADC, despite significant efforts on the part of ASRA and the Parish Council; talk of the sports hub had stalled and it was a concern that the future of the site remained so uncertain.

17/091 QUESTIONS FROM COMMITTEES HELD SINCE THE LAST MEETING

An opportunity to ask questions resulting from the already circulated minutes of the meetings of the following Committees:-

- a) The Housing, Transport & Planning Committee meeting held on 29 August 2017;
- b) The CLEW meeting on 30 August 2017.

There were no questions.

17/092 2017/2018 FINANCIAL REPORT

The reports were noted.

17/093 TO CONSIDER ANY URGENT MATTERS, FOR INFORMATION ONLY, ARISING SINCE THE PREPARATION OF THIS AGENDA

None.

17/094 DATE OF NEXT MEETING

The next Parish Council meeting was scheduled to be on Monday 16 October 2017, at 7.30pm in the King Suite of the Angmering Village Hall.

The meeting finished at 20:49.

.....
Chairman

Date.....

RECEIVED 21 AUG 2017

Application for Co-option to Angmering Parish Council

Surname	EVANS	
Forenames	RHYS	
Postal Address	6, WAYSIDE ROAD ANCMERING WEST SUSSEX	
Contact Telephone Number	01903 - 775868	
Mobile Telephone Number	07989 - 740097	
Email Address	rhys1502@sky.com	
Please Confirm that on the day of Co-option		
You will not be disqualified from being a member of a local authority (please see extracts from the Local Government Act 1972 below) AND		✓
You are a qualifying Commonwealth citizen, citizen of the Irish Republic or citizen of the European Union AND		✓
You will be 18 years or over AND		✓
You are and will continue to be a local government elector for the parish OR		✗
You will have, during the whole of past 12 months occupied as owner or tenant land or other premises in the parish OR		✓
Your principal or only place of work within the last 12 months has been in the parish OR		
You have during the whole of the past 12 months resided in the parish or within 4.8 km of the parish.		✓
Give a brief CV D.O.B 15/02/1967		
<p>I HAVE WORKED IN WHOLE GOODS INDUSTRY FOR 25 YEARS. I HAVE FOR THE PAST 3 YEARS RUN A SWISS COMPANY IN THE UK.</p> <p>I AM A SELF MOTIVATED ORGANISER & 'DOER' I ENJOY NEGOTIATION & HAVE A SKILL IN MEDIATION.</p> <p>I CONSIDER MYSELF A GOOD LISTENER & PRACTICAL IN APPROACH</p>		

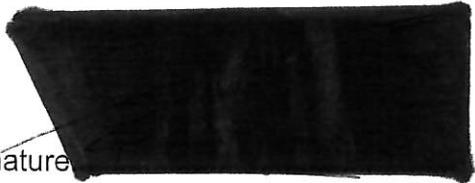
Why do you want to become a Parish Councillor?

I WANT TO BE MORE INVOLVED IN LOCAL DISCUSSIONS, TO DECIDE THE FUTURE AND MAINTAIN THE QUALITY OF LIFE IN THIS WONDERFUL VILLAGE

If Co-opted, what do you think you can bring to the Parish Council?

WIDER OUTLOOK, REALISTIC APPROACH TO MODERN LIFE, LIFE EXPERIENCES AND LEVEL HEADINESS, AN ABILITY TO RELATE TO MOST ^{AGE} GROUPS AND A SENSE OF RESPONSIBILITY

Signature



Date...18/09/2017

ANGMERING PARISH COUNCIL ACTION LIST

Meeting Date	Minute No(s)	Title	Action Required	Action Taken	Further Action	Comments
11 July 2016	16/057 a)	Angmering Traffic Management Scheme	Further Discussion with WSCC	Meeting arranged	Advertise formal consultation process.	Project has go-ahead and will start later in 2017 to be finished by March 2018
11 July 2016	16/063	Twinning	Contact new Head Teacher at Angmering School	Await new Head Teacher		To promote school involvement
8 August 2016	16/082	Community Land Trust	Continue with work on West End Nursery and Mayflower Way		The CLT is applying for support funding, from the both Locality and the Community Housing Funds held by ADC These applications have been successful	The CLT has received an offer for access to the site opposite and towards the capital costs. This is still subject to clarification and negotiation. Agreement has been reached with the ADC Housing Manager on the Affordable Housing contribution Building Plans are being prepared

ANGMERING PARISH COUNCIL ACTION LIST

Meeting Date	Minute No(s)	Title	Action Required	Action Taken	Further Action	Comments
10 October 2016	16/114	Bus Shelters	To review the possibility of siting bus shelters	Cllr Thompson has subsequently volunteered to carry out a review on possible sites	Cllr Thompson presented a report to the Community Facilities Sub-Committee in which he has suggested 9 possible sites for bus shelters	Contact has been made with WSCC about the 9 sites. A project is being worked up.
16 January 2017	16/170	Judicial Review	To continue supporting the Parish Solicitor and Barrister in information gathering	This has continued	Oral Hearing now put off until 11 July 2017	The Judicial Review request was rejected. A further one for the NMA at Broadlees has been conceded by ADC without going to court.
16 January 2017	16/171	Future Development Proposals	To set up the Working Party	Small sites letter sent to ADC	The Local Plan response was hand-delivered on 30 th May 2015	When the Local Plan gets nearer to completion, a revision to the Neighbourhood Plan will be started.

ANGMERING PARISH COUNCIL ACTION LIST

Meeting Date	Minute No(s)	Title	Action Required	Action Taken	Further Action	Comments
10 April 2017 12 June 2017	16/245 17/037	Investment Strategy	To undertake a review of the proposed strategy to see if the deposits can be contained within the £85,000 support limit.	On the agenda for June 2017	The Clerk/RFO had obtained details of available accounts and was looking to set up accounts accordingly	The Clerk has invested £150,000 in two Business Savings Accounts, keeping the balance in each below the protected £85,000
12 June 2017	17/035	Mayflower Way Telecoms Mast	To rectify the land registry position with respect to the area containing the mast	Liaison with the other parties has taken place and the ball is in their court.		
14 August 2017	17/066	Parking at north end Arundel Road	To investigate the TRO process for introducing parking restrictions where Arundel Road emerges onto the A27	The question has been asked of WSCC highways. To date no response		
14 August 2017	17/072	Grant for breakfast Club at Angmering School	To request some information from the organiser and have a claim completed.	The questions have been asked.		



REPORT TO COUNCIL

Date: 16 October 2017
Prepared by: Rob Martin
Subject: Local Plan Examination Hearings

ARUN DISTRICT LOCAL PLAN 2011-2031 EXAMINATION IN PUBLIC HEARINGS SEPTEMBER 2017

Introduction

1. The Arun Local Plan Examination in Public took place between 19th and 28th September 2017, Six and a half days of hearings; 14 sessions in all; were held with participants being given the opportunity to put forward their views to the District Council and the Government Inspector on matters in the modified Plan and to highlight matters already questioned in previous comments.
2. The Angmering Parish Clerk attended 12 of the 14 sessions, apart from the 2 that dealt specifically with housing allocations for Bognor Regis and Barnham and Eastergate.

Background

3. This is the second time that the Arun Local Plan has been to Public Examination. The first was in 2015, when the examination was suspended by the Inspector because the overall number of houses proposed; 580 per annum at the time; was considered to be too low following robust arguments put forward by developers.
4. The decision made was to go away to re-examine the supporting evidence and **modify** the original plan to accommodate the additional houses. It was these proposed modifications that were the subject of the hearings, together with the consultation responses sent to the Inspector from town and parish councils, developers and other interested parties.
5. The modified Local Plan proposes increasing the number from 580 per annum to 1,000+. Partly due to having to meet the housing need from surrounding Districts.
6. Angmering Parish Council's representations to the Inspector amounted to 111 pages of detailed analysis, and our attendance at the hearings was therefore essential to push home the major points.

Detail

7. The Government Inspector, Mark Dakeyne, devised lists of questions based on the representations he had received on the modified Plan. These formed the basis of the hearings. All respondents were given the opportunity to attend and support the points they had made in their representations.
8. The first version of the Local Plan included a strategic housing allocation of 600 to be built along Roundstone Lane, of which 470 had planning permission and are already being built.
9. The modified version of the plan not only had these original strategic allocations, which are now going to deliver 720 units, but include a further proposed 800+ in Angmering North in as well as a potential 'deliverable' set of small sites adding a further 500. So Angmering's original allocation of 600 homes has now become potentially more than 2,000 in the life of this Plan - 10% of the total for Arun District.
10. Arun District Council is basing this version of the Local Plan on the assumption that 20,000 homes will be built over the Plan's life from 2011 to 2031. As it is now 2017, this just leaves 14 years to build 16,300+ further dwellings, which is at best a challenge and at worst just plain

unrealistic.

11. In addition there is the continuing problem of maintaining a 5-year deliverable land supply, which is also going to be a challenge. The lack of this could have a potentially further negative effect on Angmering.
12. The following outlines the Parish Council starting point.

Overall Objectives

13. At the beginning of the process, a number of objectives were identified where the Parish Council was hopeful that some influence could be brought on the eventual Plan. These were as follows:
 - 13.1. Agreement to be reached on the principle of producing an **Angmering Masterplan** in line with the finally agreed **Arun Local Plan 2011-2031**, which can then be morphed into a revised **Angmering Neighbourhood Plan**.
 - 13.2. The strategic allocation for the site **South of Water Lane** be removed from the Plan with a commitment for it to be preserved for the future. As a consequence to allow the planning application A/99/17/OUT to be withdrawn.
 - 13.3. The site **South of the A259** at Roundstone Farm to be assessed properly as a potential **Strategic Allocation** to give some flexibility to the overall numbers and to help avoid development on less suitable sites.
 - 13.4. The allocation of **8.3 Ha of Employment Land** on the Angmering North allocation should be maintained and not allowed to be allocated for housing. If it is **Strategic**, treat it as such and insist on its provision.
 - 13.5. **Expand North of Water Lane as strategic** as the sites along the Dappers Lane are currently developing piecemeal with the potential loss of small employment sites and no strategic plan to deal with infrastructure. This is an obvious flaw because water run-off from the proposed Angmering North allocation north of Water Lane emerges through these sites and needs to be dealt with holistically to avoid flooding downstream in the centre of the village.
 - 13.6. The **Primary School Site** should be identified within the Plan and not left to chance or it will never be delivered.
 - 13.7. It is essential to **include the proposed A280 Link Road** (recommended by the previous Arun Infrastructure Development Plan) to reduce traffic flow through the village.
 - 13.8. **Affordable Housing on new development** should be offered to **Angmering Community Land Trust** in the first instance at a truly affordable price.
 - 13.9. Identify where the **Rugby Club** is to go, without which **Angmering South** has no chance of being delivered.
 - 13.10. Ensure **Flood Prevention Scheme** is provided as part of the infrastructure delivery plan.
 - 13.11. The **Delivery of the Sports Hub** (already allocated as part of the Roundstone Lane Strategic allocation) should be planned for, alongside the employment land requirement and the provision of affordable housing and should be contained within the Section 106 agreements for the future.
14. It is hoped that the Parish Council's written representation to the Inspector and points raised by the Parish Clerk at the hearings would have some effect on the final Plan. Only when the Inspector's report is received will we know how successful we have been.
15. A brief summary of the Hearing Sessions is given below:

Day 1 – 19 September 2017

Introduction to Hearings: Dealt with the **Duty to Cooperate; Consultation; Local**

Development Scheme; Sustainability Appraisal and Habitats Regulations Assessment.

The Parish Council main points here were the lack of consultation with the South Downs National Park Authority, the slow delivery of the small sites DPD and the flaws with the Sustainability Appraisal.

The Strategic approach to seeking sustainable development: Dealt with the **Strategic Approach, Settlement Structure and Green Infrastructure; Built-up boundaries, the countryside and gaps between settlements; Green Infrastructure and Landscape.**

The Parish Council views were expressed on such subjects as the importance of maintaining built-up area boundaries. The matter of gaps between settlements was taken up by a consultant on behalf of Paul Langmead. Doubt was cast as to whether this was an enforceable policy as it does not comply with the NPPF. Reference was also made to the changes to Policy LAN DM1, which now included reference to the special setting of the South Downs National Park, which was reinforced on behalf of Angmering.

Day 2 – 20 September 2017

Employment, Enterprise, Retail and Tourism Policies: Dealt with **The Strategic Approach to Employment Needs; Economic Growth Areas; Employment Land; Development Management; Retail Policies; Tourism Policies.**

Developers/Landowners do not want their land to be allocated for employment land. This was made clear by the various developer participants, including Nexus on behalf of Rydon Homes & Gleeson. The developers questioned the need for an overall allocation of 80 Ha in Arun and the 8.3 Ha in Angmering in particular. The parish council stance was that this should stay discrete and should not be confused with the housing allocation, particularly since development has meant jobs lost to the village already. There should be provision for existing businesses to relocate to release land for housing development without job loss, and that new businesses should be encouraged, particularly high-value jobs.

This was considered a very important part of the examination for Angmering. The recent public presentation by Rydon Homes of their proposals for a site North of Water Lane had assumed that the strategic employment allocation could be negotiated out on the basis of there being a greater need-to meet housing numbers, and that the proposed 525 dwellings north of Water Lane could not be delivered if the site were to remain at 8.3 Ha.

A general point was made that there was an over-provision of employment land in the modified Plan, and this should be where it is reduced. The District Council's position at this stage is that the allocation should be maintained at 8.3 Ha.

Employment Allocations: Headings were **General; Enterprise Bognor Regis; Greater Littlehampton; Angmering.**

General comments were made in previous session regarding the Angmering strategic employment allocation. The final section of this session related to Angmering specifically. The parish council explained the reasons why the strategic employment allocation of 8.3 Ha should be kept. Rydon Homes presented their expectations for the land North of Water Lane following their discussions with Arun's planning officers that had resulted in their reducing the employment part to 3 Ha, even expressing doubts as to whether even a site this size was viable. A robust exchange was held between the Parish Clerk, Adam Ross of Nexus Planning for Rydon's and the Inspector, who said he would consider the arguments put forward and publish his conclusion in his final report. The Inspector also suggested that there appeared to be a breakdown in communication between the Arun Local Plan team and planning officers on this matter and asked that they take away an action to resolve it.

Day 3 – 21 September 2017

The Housing Requirement: This was broken down into the **Objectively Assessed Need; Other Needs in the Housing Market Area; The Housing Requirement; Flexibility; The components of housing supply; Local Plan 5-Year Housing Land Supply; The Housing Implementation Strategy.**

This was quite a session. The discussions here dealt with a wide range of issues revolving around the ambitious target over the Plan period of delivering 20,000 units and the many problems that resulted therefrom.

The parish council position is that 20,000 is too ambitious and unattainable based on previous history of housing delivery in Arun. Particularly since the Plan is already 6 years through meaning that 16,300 have to be supplied in the remaining 14 years. It is effectively **Planning to Fail.**

Other Needs involved the additional numbers contained within the overall total (1,620) under the **Duty to Cooperate**, largely speaking the houses that Worthing and other neighbouring districts do not have the land for.

Other points made were where Infrastructure is not delivered in phase with the housing developments; criticism of the **stepped** method of delivery being the equivalent crossing fingers and hoping it comes right. The strategic sites, along with small sites that have been identified only just amount to 20,000 so there is no **flexibility** in the Plan; therefore it was unlikely that the 5-year list could be maintained through the life of the Plan, leading to a continuation of **Planning by Appeal.**

Housing – Affordable & other Housing Needs, Mix & Standards: The session included **Affordable Housing; Housing Mix; Housing Standards; Traveller Accommodation; Houses in Multiple Occupation; Rural Workers Dwellings.**

The bulk of this session dealt with the matters of **Affordable Housing**, with the parish council position being that the current system, built into the modified Plan, again, had a lack of clarity about decisions and agreements struck with developers in this matter. The conclusion was that none of the affordables were truly affordable to local people and ended up being just cheaper properties for outsiders. The suggestion made was a clearer policy that would only be compromised in exceptional circumstances.

In addition, a request was made to build in the policy a clause requiring the CLT to be offered the chance to take the affordable properties every time.

The day ended at 6.45pm.

Day 4 – 25 September 2017

Strategic Housing Allocations – Greater Bognor Regis

Not attended

Strategic Housing Allocations – Barnham, Eastergate & Westergate

Not attended

Day 5 – 26 September 2017

Strategic Housing Allocations – Inland Arun (including Angmering): The session considered **General Matters; Constraints; Specific Policy and Infrastructure Requirements; Delivery.**

Another important day for Angmering, given the extent of the Angmering North and Angmering South and East strategic allocations, for the potential provision of 1,050 units.

The basis of the parish council submissions were that the constraints of the impact on the setting of the National Park, Flooding (including flood risk to others) and Highway issues meant that the South of Water Lane site should be withdrawn altogether as Arun through the previous detailed Sustainability Appraisals had already rejected this

site for development stating that the landscape issues were 'insurmountable'. The Inspector had already asked Arun to make a Main Modification by adding a reference in the Plan's strategic objectives to "*protecting and enhancing the setting of the South Down's National Park*".

After listening to the opposing points put forward by the Parish Clerk and Adam Ross of Nexus Planning for Rydon's, the Inspector decided that he would pay a site visit to get a better understanding of the landscape issues.

The Clerk re-emphasised that the employment land allocation should remain discrete from housing development and the 8.3 Ha be delivered intact.

Strategic Housing Allocations – Greater Littlehampton Area

Attended but took no part.

Day 6 – 27 September 2017

Generic Policies on Design, Recreation, Water, Flooding and the Built and Natural Environment

A lot of this session looked at whether specific policies were in compliance with the NPPF. The section that was of most concern to Angmering was **Flooding**. Reference was made to the detailed submission on flooding in Angmering and compliance of the Plan with the NPPF requirements, which we believed had not been complied with.

Once again, reference was made to Local Plan Policy DM1 relating to the protection of the setting of the National Park.

Transport and other District-Wide Infrastructure

This dealt with the policy that identified the infrastructure requirements for each strategic allocation and showed that the District were in some disarray in this respect. The projects that were being put forward were too proscriptive and took no account of local knowledge. The focus was on finding sites for housing, but not for things such as schools that also needed sites to be available to support the increased housing numbers. As a result, the Angmering North allocation is to be looked at again by the District Council in respect of Primary and Nursery provision.

Day 7 – 28 September 2017

Monitoring

This was mainly a conversation between the Inspector and ADC about their proposed monitoring process. The conclusion was that they should endeavour to monitor delivery more frequently than just once a year, six months after the period in question. This also dealt with what would be necessary to trigger a review of the Local Plan.

Review

This was a review of the status of the Plan at this point and how the Inspector's report would be converted into a **sound** Local Plan.

16. The Government Inspector now has the unenviable task of sorting the wheat from the chaff from the written representations and the points put forward at the hearing sessions and will draw conclusions on the basis of the evidence submitted. The process will be, once the Inspector's report has been received, for ADC to produce a new set of **Modifications** that will have to be consulted on as they were last time. From that, the new Local Plan will be in place for adoption.

Rob Martin
Clerk to Angmering Parish Council
9 October 2017

Rob Martin

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 21 September 2017 08:33
To: Rob Martin
Subject: Outline planning application A/99/17/OUT - Land South of Water Lane, Angmering
- WITHOUT PREJUDICE REQUEST TO ANGMERING PARISH COUNCIL

Dear Rob,

The outline planning application (A/99/17/OUT) will be presented to the Development Control Committee at Arun District Council on Wednesday 18th October 2017.

I am preparing the committee report which includes Angmering Parish Council's objection to the proposed development.

I have been asked by the Planning Manager to contact the Parish Council and ask the councillors on a without prejudice basis for schemes / projects in Angmering which could be the subject of developer contributions to be included in a draft Section 106 Agreement.

Any schemes or projects that are proposed by the Parish Council for developer contributions will need to be CIL compliant.

The deadline for the submission of my committee report is next Monday lunchtime (25th September). However, we can accept correspondence from the Parish Council up to 10.30am on the day of the Committee so that comments can be added to the Report Update Sheet which is read out to members at the start of the presentation of the Committee item during the Committee meeting.

It would be really helpful if the Parish Council could provide me with suggestions of schemes / projects that could be provided or a contribution made towards their delivery by means of developer contributions over the course of the next four weeks and provide me with £££ estimates of the schemes. The intention will be to include the Parish Council's projects / schemes in a table with the other developer contributions (i.e. WSCC Education, Highways, Libraries, Fire and Rescue, Police, Open Space, Affordable Housing) which will be attached to the Committee agenda for the meeting on 18th October 2017.

I look forward to receiving your reply and working with the Parish Council over the course of the next four weeks, leading up to the Development Control Committee meeting at 2.30pm on Wednesday 18th October.

Regards

Michael Eastham
Principal Planning Officer
Strategic Development
Arun District Council

<http://www.arun.gov.uk>

NLPG UPRN 100062237016
DX 57406 Littlehampton

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Outline planning application A/99/17/OUT – Land South of Water Lane, Angmering					
Obligation	Indicative assumption for viability purposes	Trigger point	Payment / delivery method	Note	
Police infrastructure					
Towards the purchase of an additional vehicle for use by the Angmering Neighbourhood Policing Team.	£5,594.75 as 1 of 5 pooled payments		Commuted sum payable to ADC		
Towards the costs of an additional officer to work in the Angmering Neighbourhood Policing Team.	£2,239.81 as a maximum of 1 of 5 pooled payments		Commuted sum payable to ADC		
Towards the cost of 1 additional support staff member to be based at Littlehampton Police station.	£312.90 as a maximum of 1 of 5 pooled payments		Commuted sum payable to ADC		
This development requires 0.67 additional staff/officers to maintain the existing level of policing in the District.	£14,562.45 (£1350 x 16.1 x 0.67) is the cost of sitting police officers/staff at the re-provided Littlehampton Police Station.		Commuted sum payable to ADC		
Highways and Transport					
Highway works to A280 / Water Lane Signal Improvement (Drawing ITB9105-GA-021B)			To be provided by the developer		
Highway works to A27 / A280 / Titnore			To be provided by the developer		

Lane - Approach widening (Drawing ITB9105-GA-023)						To be provided by the developer	
Highway works to Weavers Hill - Bus Stop Improvement: i.e. re-locating bus stop (Drawing ITB9105-GA-026A)							
Education							
Contribution towards a new primary school in the Angmering area or the expansion of St Margaret's CofE Primary School, Angmering should the new school not progress.	£400,705					Commuted sum payable to WSCC	
Contribution towards phase 1 of a new secondary school or expansion of the Angmering School should the new school not progress.	£431,245					Commuted sum payable to WSCC	
Contribution towards phase 1 of a new secondary school sixth form or expansion of the Angmering School Sixth Form should the new school not progress.	£101,026					Commuted sum payable to WSCC	
Library							
Contribution towards a project to enhance the library space with improved digital access at Angmering Library	£44,590					Commuted sum payable to WSCC	
Fire and Rescue							
Contribution towards the re-development or re-location of fire stations and associated vehicles and equipment in West Sussex Fire Rescue Services Southern Area serving Angmering.	£3,608					Commuted sum payable to WSCC	
Health infrastructure							
No specific scheme identified by the NHS	Approximately					Commuted sum payable to NHS (Sussex)	

	£1,000 per house contribution		Coastal Clinical Commissioning Group)	
Affordable housing				
30% (53 units) of the homes to be provided as affordable housing.	30% provision in line with Development Plan policy		On site delivery in accordance with details to be determined at Reserved Matters stage.	Detailed location to be determined at reserved matters stage. Registered Providers (RPs) to be identified in the s106 Agreement.
Community Buildings				
Contribution to increase the number of health & fitness stations and increase the gym changing facilities as part of the new larger leisure centre to be provided in Littlehampton.	£77,743		Committed sum payable to Arun District Council (Sports and Leisure)	
Contribution to increase the level of swimming pool changing facility and provide village change spaces as part of the new leisure centre to be provided in Littlehampton.	£85,336		Committed sum payable to Arun District Council (Sports and Leisure)	
Open space				
On-site provision and maintenance of multi-functional green space and equipped play areas, sports pitches and allotments.			Committed sum payable to Management Company (not yet established)	
Contribution towards provision of a new 3G pitch to serve the East of the District.	£11,596		Committed sum payable to Arun District Council (Sports and Leisure)	

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The Community Infrastructure Levy Regulations 2010

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Draft Legislation: This is a draft item of legislation. This draft has since been made as a UK Statutory Instrument: [The Community Infrastructure Levy Regulations 2010 No. 948](#)

Limitation on use of planning obligations

122.—(1) This regulation applies where a relevant determination is made which results in planning permission being granted for development.

(2) A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

(3) In this regulation—

"planning obligation" means a planning obligation under section 106 of TCPA 1990 and includes a proposed planning obligation; and

"relevant determination" means a determination made on or after 6th April 2010—

- (a) under section 70, 76A or 77 of TCPA 1990(1) of an application for planning permission which is not an application to which section 73 of TCPA 1990 applies; or
- (b) under section 79 of TCPA 1990(2) of an appeal where the application which gives rise to the appeal is not one to which section 73 of TCPA 1990 applies.

(1) Section 70 was amended by paragraph 14 of Schedule 7 to the Planning and Compensation Act 1991 (c. 34). Section 76A was inserted by section 44 of the Planning and Compulsory Purchase Act 2004 (c. 5). Section 77 was amended by section 40(2)(d) of the Planning and Compulsory Purchase Act 2004, paragraph 18 of Schedule 7 to the Planning and Compensation Act 1991 and paragraph 2 of Schedule 10 to the Planning Act 2008 (c. 29).

(2) Section 79 was amended by section 18 of the Planning and Compensation Act 1991 and paragraph 4 of Schedule 10 to the Planning Act 2008.

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Draft Legislation: This is a draft item of legislation. This draft has since been made as a UK Statutory Instrument: [The Community Infrastructure Levy Regulations 2010 No 948](#)

Further limitations on use of planning obligations

123.—(1) This regulation applies where a relevant determination is made which results in planning permission being granted for development.

(2) A planning obligation may not constitute a reason for granting planning permission for the development to the extent that the obligation provides for the funding or provision of relevant infrastructure.

(3) A planning obligation ("obligation A") may not constitute a reason for granting planning permission to the extent that—

- (a) obligation A provides for the funding or provision of an infrastructure project or type of infrastructure; and
- (b) five or more separate planning obligations that—
 - (i) relate to planning permissions granted for development within the area of the charging authority; and
 - (ii) which provide for the funding or provision of that project, or type of infrastructure,

have been entered into before the date that obligation A was entered into.

(4) In this regulation—

"charging authority" means the charging authority for the area in which the development will be situated;

"funding" in relation to the funding of infrastructure, means the provision of that infrastructure by way of funding;

"determination" means a determination—

- (a) under section 70, 76A or 77 of [TCPA 1990](#) of an application for planning permission which is not an application to which section 73 of TCPA 1990 applies, or
- (b) under section 79 of TCPA 1990 of an appeal where the application which gives rise to the appeal is not one to which section 73 applies;

"planning obligation" means a planning obligation under section 106 of TCPA 1990 and includes a proposed planning obligation but does not include a planning obligation that relates to or is connected with the funding or provision of scheduled works within the meaning of Schedule 1 to the Crossrail Act 2008;

"relevant determination" means—

- (a) in relation to paragraph (2), a determination made on or after the date when the charging authority's first charging schedule takes effect, and
- (b) in relation to paragraph (3), a determination made on or after 6th April 2014 or the date when the charging authority's first charging schedule takes effect, whichever is earlier; and

"relevant infrastructure" means—

- (a) where a charging authority has published on its website a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by [CIL](#), those infrastructure projects or types of infrastructure, or
- (b) where no such list has been published, any infrastructure.

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ANGMERING PARISH COUNCIL

Balances Outstanding as at:

30-Sep-17

	£	£
Long Term Investments		
Consolidated Stock		96.00
 Bank Accounts		
Lloyds Bank Business Account	163,244.37	
Lloyds Bank Current Account	7,744.50	
CCLA Local Authorities' Property Fund	200,000.00	
CCLA Public Sector Deposit Account	25,000.00	
Hampshire Trust Bank	70,000.00	
United Trust Bank	80,000.00	
	545,988.87	
 Petty Cash Imprest Account		
	20.15	
 TOTAL BANK BALANCES AVAILABLE		546,009.02
 Public Works Loan Board		
Outstanding Debt - Office		-

2017/2018 Budget Monitor

30 September 2017

Revised Budget £ Actual to Date £ Proportion of Total £ Comments

Income	Revised Budget £	Actual to Date £	Proportion of Total £	Comments
Precept	(316,800)	(316,800)	100%	
Grants & Donations	-	(12,390)	0%	Operation Watershed work to be done in 2017/2018
Section 106 & CIL Income	-	-	0%	
Interest & Investment Income	(10,100)	(3,058)	30%	
Other Income	(1,300)	(4,989)	384%	
Total Income	(328,200)	(337,236)	103%	
Expenditure				
Employees Direct				
Salaries, NI & Pensions	173,200	82,343	48%	
Employees Indirect				
Staff Travel, Subsistence & Training	1,250	298	24%	
Supplies & Services				
Office Building Running Costs	2,900	1,084	37%	
Office Maintenance, Improvements & Equipment	1,050	345	33%	
Office Running Costs	8,700	3,859	44%	
Newsletter	5,700	10	0%	
Books Publications & Subscriptions	2,700	2,208	82%	SSALC Subscription is the main one, paid at 1st April for the year.
Protective Clothing, Tools & Equipment	1,200	390	33%	
Bank Charges	20	8	38%	
Room Hire	700	446	64%	
Event Costs	5,000	1,377	28%	
Advertising	25	-	0%	
IT Support, Software and Equipment	4,800	2,305	48%	
Insurance	11,500	12,425	108%	Increase in Insurance due to additional cover being sought to take into account everything insurable on the Assets Register
Audit Fees	1,600	1,500	94%	
Professional & Legal	2,050	30,470	1486%	Judicial Review Costs
Councillors				
Allowances	3,500	1,548	44%	
Chairman's Allowance	500	300	60%	
Courses/Conferences	1,000	-	0%	
Official Hospitality	700	-	0%	

2017/2018 Budget Monitor

30 September 2017

Revised Budget £ Actual to Date £ Proportion of Total £ Comments

Other Expenditure	Revised Budget £	Actual to Date £	Proportion of Total £	Comments
Election Costs	-	-	0%	
Community Grants	3,300	5,225	158%	Includes £1,225 against £3,300 budget and £4,000 for the CLT as Match-Funding
Allotment Rent Paid	825	-	0%	
Christmas Day Event	-	-	0%	
Maintenance Committee				
Play Areas	800	2,892	362%	Additional Swing Replacement after vandal damage
Buildings	3,500	3,631	104%	
Christmas Tree & Lights	400	-	0%	
Street Lighting	6,000	(299)	-5%	Always a year behind payment, negative balance is provision for last year
Dog Fouling & Waste Bins	500	-	0%	
Village Maintenance	15,000	14,377	96%	Looks out of step because the payment for the pitch maintenance programme was made in one lump - to be financed from reserves
Vehicles & Equipment	3,150	995	32%	
Loan Charges	-	-	0%	
Transfers to Reserves	58,322	-	0%	
Capital Improvements	-	-	0%	
Total Expenditure	319,892	167,737	52%	
Total Net Expenditure/(Income)	(8,308)	(169,499)	2040%	

General Reserve

Balance b/f	(92,492)
Less: Net Expenditure/(Income)	(8,308)
Balance c/f	(100,800)

	(92,492)	(92,492)
Assumes adjustment agreed to bolster General Reserve	(8,308)	(169,499)
	(100,800)	(261,991)

RECEIPTS AND PAYMENTS SCHEDULE

Sep-17

Receipts

Date	Payee Name	Reference	Total £	VAT £	Net £
04/09/2017	CCLA	BGC	4.03	-	-
04/09/2017	Angmering Allotments Association	500066	900.00	-	4.03 Interest
11/09/2017	Lloyds	BGC	0.52	-	900.00 Annual Rent
15/09/2017	Arun District Council	BGC	158,400.00	-	0.52 Interest
					158,400.00 Precept
TOTAL RECEIPTS			159,304.55	-	159,304.55

Sep-17

Payments

Date	Payee Name	Reference	Total £	VAT £	Net £
02/09/2017	ConxServ	Card0607	42.00	7.00	35.00 Website Hosting
04/09/2017	HM Land Registry	Card0610	30.00	-	30.00 Land Registry Searches
11/09/2017	HM Land Registry	Card0611	6.00	-	6.00 Land Registry Searches
11/09/2017	Lloyds Bank	No Ref	7.50	-	7.50 Document Storage
13/09/2017	SAGE	DD0604	35.08	5.85	29.23 Payroll
13/09/2017	Allstar	DD0609	60.25	10.04	50.21 Fuel for Van & Mowers
14/09/2017	Arundel Road Garage	Card0608	45.00	-	45.00 Van MOT
15/09/2017	Arun Mowers	OL140917	361.32	60.22	301.10 Equipment Repairs
15/09/2017	Angmering Village Hall	OL140917	52.50	-	52.50 Room Hire
15/09/2017	Biffa	OL140917	22.18	3.70	18.48 Recycling Collection
15/09/2017	Bounce Mania	OL140917	190.00	31.67	158.33 Inflatable at Fair
15/09/2017	Ferring Nurseries	OL140917	808.90	-	808.90 Flower Beds Aug 17
15/09/2017	IPS Fire & Rescue	OL140917	153.60	25.60	128.00 Alarm Call-Out
15/09/2017	Lorna Passfield	OL140917	108.00	-	108.00 Office Cleaning
15/09/2017	Newman Business Solutions	OL140917	54.00	9.00	45.00 Photocopier Support
15/09/2017	Stubbs Copse	OL140917	66.40	11.07	55.33 Green Waste
16/09/2017	SAGE	DD0601	59.40	9.90	49.50 Accountancy
18/09/2017	HM Land Registry	Card0609	6.00	-	6.00 Land Registry Searches
19/09/2017	RingGo	Card0601/6	44.40	7.38	37.02 Car Park - Local Plan Hearings
19/09/2017	Vodafone	DD0608	53.11	8.85	44.26 Mobiles
20/09/2017	Employees	OL200917	8110.86	-	8,110.86 Salaries
20/09/2017	WSCC Pension Fund	OL200917	2928.76	-	2,928.76 Pension Deductions and Contributions
20/09/2017	HMRC	OL200917	2681.02	-	2,681.02 Tax and National Insurance
21/09/2017	Sprint t/a SCS	DD0603	63.53	10.59	52.94 Telephones
21/09/2017	BT	DD0607	107.23	17.87	89.36 Office Broadband
24/09/2017	GiffGaff	DD0602	5.00	0.83	4.17 Emergency Mobile
26/09/2017	BT	DD0606	28.44	4.74	23.70 Village Hall Broadband Line
26/09/2017	Focus	DD0610	323.17	53.86	269.31 IT Support
29/09/2017	Utility Warehouse	DD0605	90.89	4.60	86.29 Energy
TOTAL PAYMENTS			16,544.54	282.77	16,261.77