



## REPORT TO COUNCIL

**Date:** 16 January 2017  
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**Subject:** Future Development in Angmering

### ANGMERING – FUTURE DEVELOPMENT PROPOSALS

#### Background

1. As part of the process of producing the Local Plan, Arun District Council has produced its HELAA map and suggested that a list of 'small sites' be drawn up to take up the difference between what it has determined is needed and what the identified strategic sites will deliver.
2. Because there is a need for a 5-year list of potential sites to be delivered and ADC believes that it can only demonstrate 2.1 years currently, some of the developers that are straining at the leash to obtain planning permission will be urged to bring their schemes forward more urgently.
3. The need for more housing in the Arun District has been communicated widely, and it is apparent that some of the extra housing land will be in Angmering. It is also apparent however that, even when the Local Plan is in place, the problem is not going to go away. The current thoughts are that ADC need to devise a plan to build up their land supply towards the required 5-6 years level over the next 5 years. The result of this is that the required number of planning permissions required will rise from the current 585 to 1471 a year for the first 5 years of the local plan with 1,000 a year needed after that.
4. This level of activity is unprecedented and will not be achieved, with the result that ADC will never have the required land bank available. What this will mean is that the whole system will still be completely in the hands of developers who will be free to develop where they want without much regard to the Local Plan. All sites identified as 'developable' will just be used for housing, regardless of the loss of other amenities or jobs. This is **unsustainable**.
5. In any case, over the time of the plan, the level of actual build will need to catch up with planning permissions and the maximum number built in any year in modern times has been 722, only half the annual target. (Karl Roberts is apparently proud of the fact that in the year ended March 2016, 909 were built – still a third short). This is **unachievable**.
6. The danger is that the proposed changes to the Local Plan will not close the door on speculative development because of the flaws in the approach highlighted above, so the need to have a legally binding Neighbourhood Plan is going to be more essential than ever.

#### The problems

7. The Parish Councils in Arun have been asked to identify 'smaller sites' within their area, having regard to the current version of the Housing and Employment Land Availability Assessment (HELAA).
8. I would suggest that due regard should also be given to the **Angmering Neighbourhood Plan**, which did highlight sites for future housing development needs in its Map A8, which was based on the original SHLAA, and which formed the basis of the rejected draft of the Local Plan.
9. ADC is currently speeding headlong into the production of the housing part of the Local Plan, with little or no regard for the effect on local businesses or livelihoods or other facilities. This

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is apparent when the HELAA is studied, whereby the curiously disjointed 'strategic' area in Angmering is made up of three discrete areas of land one of which was rejected in the Neighbourhood Plan and a large section of another that was not even considered at all.

10. The effect of this designation is that the area being actively considered as important for future flood defence mechanisms (south of Water Lane) and an employment area (Oval Race-Track) are both contained, as is what ADC itself identified in the previous analysis as the most sustainable area in ADC for employment.
11. Whilst there is a nominal nod to employment in the description on the HELAA, the arguments being brought forward by builders relating to the 5-year requirement will mean that such land will have no employment element. This needs to be corrected.

### Solutions

12. **Strategic** planning should be just that; *planning, with a clear strategy*. This should include more than just making the housing numbers stack up.
13. It is therefore suggested that the Parish Council takes the lead in producing a form of **Masterplan** that takes the current information and converts it into a strategic set of proposals and aspirations, whilst still satisfying ADC's need for more housing.
14. It would be easy to ignore the fact that the Arun District Local Plan is now being worked up using much higher numbers than the assumptions being made at the time of the drawing up of the Neighbourhood Plan, but this would devalue the NP that is already in place.
15. The Neighbourhood Planning Bill is currently going through Parliament and this will give the opportunity to revise neighbourhood plans that has not been available to date.
16. The time needed however is not there to wait for this Bill to become law before we act, by which time the Local Plan will be set in stone. The parish council must act urgently to get its thoughts together in time to influence the Local Plan production.
17. It is expected that the proposed **Masterplan** will morph into the required NP revision, which will require it to be carefully produced to be able to stand the test of Inspection.

### Detailed Analysis

18. Turning to the HELAA areas denoted as 'developable', the sort of problems that immediately stand out are that Dappers Lane is included with its numerous **businesses**, as is an area also rejected in the Neighbourhood Plan to the north of Palmer Road Recreation Ground. Apart from the jobs and businesses on this site, the area next to this site was supposed to be being secured by ADC for the **Angmering Sports Hub**.
19. The recent permission granted on adjoining land, along with the underlying disregard of the Neighbourhood Plan in the wording of district council reports has made the potential sports field liable to be developed for housing instead.
20. The experience of the past and the little knowledge that we have about developers' intentions in Angmering all lead us to believe that where a site is indicated on the Availability Assessments as being available in any way, it will all be put forward for housing whatever the detailed wording says. ADC are not in a position to defend this.
21. The attached analysis indicates that the current sites being considered, split by Map A8 category, would add a further 800 to the overall number, if they were accepted by the community.
22. A site by site analysis is also attached to relate each proposed site with the original Map A8 conclusion to the current situation, in a logical and strategic way.

### The Way Forward

23. The Parish Council should set up a **Masterplan Working Party** with secondments from the former Neighbourhood Plan Steering Group to work through the detail of this and to propose an agreed small site list for submission to ADC.

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24. The parish council could sit back and let the district council compromise the future of the village, without challenge, or it can put together a masterplan for the future which takes into account the matters that will be missed if the Local Plan is constructed just looking at the housing numbers and not properly dealing with all other aspects of life.
25. The proposal is that a masterplan is put together with reference to the Neighbourhood Plan, the HELAA behind the Local Plan and a common sense reaction to the need for more houses than originally planned for.
26. When the legislation is in place, the masterplan can then be used as a basis for the revisions to the Neighbourhood Plan that will make sure it is not considered 'out of date' in the future. It will also however determine a limit to the development that can be undertaken and include the requirement to provide facilities for the future.
27. The masterplan should make a great play of making sure that development is balanced and provides the necessary infrastructure. The content should perhaps include:-
  - Strategic site expectations – not just housing, but have a truly community-based holistic approach.
  - The parish council's reasoned arguments for the provision of small sites (and exclusions) for housing.
  - Adequate provision for businesses and jobs – either new or as replacements for those built on.
  - Sports Facilities/fields – allocate land, which is excluded from housing development
  - Affordable housing policies – first offer on any site should be to CLT, which could be bid for or could be refused on the basis that the need was not there.
  - Flooding prevention requirements – a contribution is needed for the major scheme
  - Highway aspirations – village centre changes, footpaths, car parking facilities, A280 link road etc.
  - Community Centre facilities – as population grows, the need gets greater as does that for youth facilities, nursery school facilities etc
  - North/South road bridge to East Preston – was to be provided by the proposal for the Rugby Club move to the south-east corner of Angmering. Housing here would provide for this, potentially.
28. It is clear that, once this has been built into the masterplan, then into the Neighbourhood Plan revision, the Built-up area will need to be changed to match what is in the plan. Once set in this way, there will be no argument for allowing anything outside of it.

### Conclusions

29. The Parish Council is asked to confirm that a working party should be set up and that it should consist of those councillors that wish to take part. It should be confirmed that selected non-councillors should be invited to take part to encompass a wider perspective.
30. The basic starting point should be the Angmering Neighbourhood Plan, taking into account the likely requirements of the emerging Local Plan in terms of overall housing numbers.
31. The resultant masterplan, or whatever title it should be given, should include consideration of matters such as the extra infrastructure needs; schooling; sports provision; employment provision, both protecting existing, or providing new opportunities; as well as looking at additional housing land.
32. The target should be to produce a report for production in time for the 13<sup>th</sup> March 2016 parish council meeting.
33. To confirm that the intention is to produce a document that can be adapted to provide a revision to the Neighbourhood Plan when this is provided for within the emerging

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Neighbourhood Planning Act legislation.