



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 14 AUGUST 2017

Present: Councillors Paul Bicknell; Bill Evans; Lee Hamilton-Street; Nikki Hamilton-Street; Norma Harris; Mike Hill-Smith; Mike Jones; John Oldfield (Vice-Chairman); Roger Phelon.

In Attendance: Rob Martin, Parish Clerk; Paul Barley, Deputy Clerk; 7 members of the public.

Action

17/059 APOLOGIES FOR ABSENCE
Apologies for absence had been received from Councillors David Marsh and Steven Mountain, and also from District Councillor Dudley Wensley.

17/060 DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTERESTS IN AGENDA ITEMS
None.

17/061 APPROVAL OF THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 10 JULY 2017
The minutes of the Parish Council Meeting held on 10 July 2017 were **AGREED** as a correct record and signed by the Chairman.

17/062 RESIGNATION AS A COUNCILLOR OF PETER THOMPSON
The Chairman noted that, unfortunately, Peter Thompson had tendered his resignation as a Parish Councillor. The Clerk noted that the process for filling the vacancy had been commenced.

It was noted that Mr Thompson had contributed a great deal to the work of the Parish Council in his two years as a Councillor, and that he would be missed. Sincere thanks were expressed to him for his contribution.

17/063 THE CLERK'S REPORT ON MATTERS OUTSTANDING FROM PREVIOUS MEETINGS, BUT NOT INCLUDED ON THIS AGENDA
New bank accounts: The Clerk reported that two new deposit accounts had been set up in line with the resolution taken at the meeting held on 12 June 2017 (Minute no. 17/037). The deposits made were as follows:-

United Trust Bank: £80,000 on 100 day notice @ 1.05% pa
Hampshire Trust Bank: £70,000 on 90 day notice @ 1.00% pa

The Clerk noted that signatories needed to be appointed for these accounts and the following individuals had agreed to act in this capacity:-

The Clerk (for administrative purposes)

Councillor Steven Mountain

Councillor Susan Francis

Councillor John Oldfield

The Clerk requested that a vote be taken to approve the appointment of the above individuals as signatories.

On a proposal by Councillor Lee Hamilton-Street, seconded by Councillor Phelon: That the Clerk; Councillor Steven Mountain; Councillor Susan Francis; and Councillor John Oldfield be appointed signatories on the deposit accounts opened with United Trust Bank and Hampshire Trust Bank – unanimously **AGREED**.

The Chairman invited questions for the Clerk.

Councillor Phelon asked when the new houses currently under construction in Roundstone Lane came into consideration for precepting purposes. The Clerk noted that this was based on completion, rather than occupation, and that the tax base figures were generally updated by ADC in November of each year.

Councillor Bicknell noted that this had been the reason for the reduction in the Parish precept a few years previously; the precept figure had been kept the same, but the tax base across which this had to be divided had increased over the previous financial year.

17/064

CHAIRMAN’S REPORT

The Chairman referred to her report, circulated before the meeting, and reproduced below:

“As many of you will know we lost a wonderful friend and very active member of the parish since the last Parish Council meeting. Jane Rowley, wife of Fred Rowley who predeceased Jane by three years, died on 20 July from a massive heart failure. She will be very sadly missed and she will leave a hole in the parish for some time to come. Her funeral on 3 August was very well attended as I am sure she would have been pleased to see so many friends and family. On behalf of the Parish Council I have passed on our condolences to the family.

“It is with regret that I have to advise that Peter Thompson has resigned as a member of this Council. He has contributed a great deal over the last two years and he will be missed. I would like to take this opportunity to formally thank him for his hard work. There is now a vacancy for another councillor should anyone be interested in stepping forward, please contact the Parish Council office.

“Apart from the very strange weather little has happened that is not being addressed in other parts of this agenda.”

The Chairman also noted that Councillors needed to consider carefully the proposal contained in item 14 (Community Grants), within the context of local matters for which grants had been approved over the past 12 months.

The Chairman noted that it was appropriate to remind Councillors that the Parish Council had been pleased to approve grants for the following bodies in that time:

September 2016:

- Arun Co-ordinated Community Transport - £500
- War Memorial flowers (organised by Mrs Booker) - £300

October 2016:

- Peggy’s Walk (support initially agreed in August 2016) - £700

November 2016:
Angmering Village Hall - £750

January 2017:
Victim Support (Sussex Area) - £100
Home Start - £790

April 2017:
St Barnabas House - £250

May 2017:
Kent, Surrey & Sussex Air Ambulance - £375

June 2017:
1st Angmering Girl Guides - £300.

The Chairman adjourned the meeting for public consultation.

17/065

PUBLIC CONSULTATION

A member of the public wished to draw the Parish Council's attention to the fact that the Littlehampton Gazette intended to publish an article concerning local reaction to the Rydon Homes scheme for 175 homes south of Water Lane, as part of which they wished to photograph concerned local residents. This was due to take place on 15 August 2017, at midday, in The Square.

A member of the public asked what consideration had been given to local residents by the Parish Council when it was working on its bid for the Chandlers site, in particular with regard to an expanded Co-op store on the site and the concept of a new Parish Office with associated facilities and public toilets. The member of the public expressed strong dissatisfaction with the scheme, which he considered would have an adverse impact on his own property, and at the lack of public consultation thus far.

The Clerk noted that the purpose of the bid, which had been submitted by Landspeed Ltd with the support of the Parish Council, was to provide the expressed potential infrastructure aspirations within the Neighbourhood Plan; the bid itself had, unfortunately, not been successful.

The Clerk explained the background to the bid, which was as follows:

- The site had been vacated by Chandlers in October 2016; it had been put on sale in early 2017, with official marketing commencing in February 2017.
- Before that, rumours had been circulating that the Co-op intended to relocate.
- The Clerk had contacted Southern Co-operative, who confirmed that they were interested in the possibilities offered by the former Chandlers site, as they were overtrading in their current premises, which were unsuitable for deliveries, and the lease on which was due to expire in 18 months or so in any case.
- Landspeed had shown an interest both in the site, and in working with the Parish Council in provision of affordable housing via the Angmering Community Land Trust, a new Co-op, public toilets and car parking.
- Another developer had also shown interest in carrying forward a similar idea.
- Both Landspeed and the other developer had had initial discussions with Southern Co-operative, who had expressed interest in a potential lease of new premises, but not an outright purchase.

- The other developer had subsequently withdrawn its interest in the site as it needed a firmer commitment from Southern Co-operative, which was not forthcoming.
- A deadline for bids was set for 13 April 2017 – Landspeed submitted a bid of just under £2.5 million, which was conditional upon planning permission being obtained.
- A meeting took place between Landspeed, the Parish Council and the vendor's agents on 3 May 2017 to discuss bids, following on from which further work was done to elaborate the proposals in the bid. This work was hampered by a lack of survey information.
- On 3 July 2017 the vendor's agents notified Landspeed that its bid had been excluded from final shortlist of bidders because the other two bids had been unconditional – this was surprising since we had arranged a further meeting for 11 July 2017.
- On 21 July 2017 Landspeed and the Parish Council met with the finance director of Group 1, Chandlers' parent company. It was indicated that Group 1 had chosen one of the other offers (which were now 3 in number) on the basis that it was unconditional. Group 1 had promised a response to the Landspeed bid, which had not yet materialised.

The Clerk noted that, as far as the need for public consultation was concerned, it had been intended to undertake an extensive consultation process. The starting point of this would be the scheme as outlined in the bid, and the consultation would have had to take place within a period of time, to be agreed with the vendor, in which planning permission would also have to be sought.

The Clerk emphasised that, from a commercial point of view, it was necessary to secure the land first, which in turn required the elaboration of a scheme at least in outline. Otherwise there would be nothing substantive on which to consult.

The Clerk noted that the Parish Council had not entered into any binding commitment as a result of the Landspeed bid, as Landspeed were looking to purchase the land and then sell on to the community those aspects of the scheme which the community decided it wanted, once consultation had been undertaken. Failure to reach agreement within the community would have resulted in all of the land being developed for housing.

The Clerk noted that there might yet be an opportunity to get something for the community here, once the identity of the successful bidder was known, along with the precise proposal. On present information it was apparent that it would either be a classic car showroom or accommodation for seniors.

The Clerk noted that the vendors were less favourably disposed towards the Landspeed bid because it was necessarily conditional – there was an unknown, but possibly significant, amount of hydrocarbon contamination under the site as an inevitable result of its having been a commercial garage for over 40 years. Any such contamination would need to be dealt with at significant cost – a figure of up to £200,000 had been suggested – before anything else could be done with the site. A potential exposure to clean-up costs of that order of magnitude was clearly undesirable.

The Clerk noted that, as a result, at present there was no live scheme for the Chandlers site which involved the Parish Council. On present information it was understood that none of the other offers involved the relocation of the Co-op. What that might mean for the future of the Co-op's presence in the village when its lease expired was at present unclear.

The Clerk noted that, on present information, the other bids were for senior accommodation in the first two cases, and the third was for a classic car showroom. Whilst that might well end up being the successful bid, no further information was available at the moment. Obviously none of the bids could be said to be certain until contracts had been exchanged.

A member of the public asked what the Parish Council would do if this opportunity for affordable homes was lost.

The Clerk noted that it would be difficult to achieve any affordable homes if senior accommodation was put in on the site, as there was no requirement to provide affordable homes as part of that type of development.

A member of the public asked if there was a date for removal of the build-outs in Water Lane and Station Road. The Chairman noted that the works, having been approved by the Joint Eastern Arun Area Committee, were due to commence in October 2017.

The member of the public asked what the position was with regard to pollution as a result of traffic slowing down for the raised tables then and speeding up again. It was noted that the effects of this were anticipated to be a reduction in pollution, as compared with the existing build-outs.

The member of the public asked whether the Pearl Dental surgery in The Square would reopen at some point. Councillor Bicknell noted that the dentist who owned the practice intended to reopen and offer NHS dental services, once the financial aspects of doing so had been resolved. There was unfortunately no timescale for this.

A member of the public asked what the position was regarding the non-material amendment to the Broadlees planning application and the Parish Council's challenge to that. It was confirmed that this would be dealt with at item 10 (minute 17/068).

A member of the public asked whether the filling station tanks were still present under the former Chandlers forecourt. It was noted that the tanks remained in situ but had been filled with concrete at the time the petrol forecourt operation had been closed down.

A member of the public asked whether any consideration had been given to imposing a blanket 2-hour restriction on the parking spaces in The Square, in order to dissuade long-term parking by residents in favour of parking for shoppers and visitors. It was noted that this could be explored with Arun District Council, as the authority responsible for on-street parking in the locality.

The meeting reconvened.

17/066

REPORT FROM THE WEST SUSSEX COUNTY COUNCILLOR

County Councillor Urquhart noted that she had little to add to what had already been mentioned with regard to the traffic management scheme works. Other highways matters of note were the consultation by Highways England with regard to potential improvements to the A27 through Worthing, and the consultation on the Arundel Bypass route, which was due to commence later in August.

County Councillor Urquhart noted that, in addition to her existing duties at the County Council, she had also taken on responsibility for environment. Currently, the opening hours for the tip sites across the County were being looked at and a task & finish group had been set up to deal with this. It

was notable that – despite the consultation responses, which indicated that later opening hours were wanted – earlier hours were in fact more popular, as had been evidenced by members of the public queuing for up to two hours before the opening times.

County Councillor Urquhart noted that the Police and Crime Commissioner for Sussex had (at least for the time being) abandoned the idea of merging the West Sussex Fire & Rescue Service into Sussex Police; the costs of implementing the merger were prohibitive. This was welcome news, as West Sussex County Council had been opposed to the idea from the outset.

Councillor Bicknell noted that after the last JEAAC meeting, he had picked up a few copy agendas which had details of the traffic management scheme on them, which he had taken to Angmering Library and the Lamb public house. He had also secured a copy of the overall plan for the scheme, but had been told by the library staff that it could not be displayed as there was insufficient space for it, which was disappointing.

Councillor Phelon asked whether there was a project plan for the works to be carried out. County Councillor Urquhart noted that this should be forthcoming from the consultants in early course. It was noted that, to allay concerns of local traders about possible effects on their businesses, the Parish Office would liaise with the Highways Department in early course. It was noted that something similar to the signs used for the Arundel High Street scheme, advising that local businesses were open, might be desirable.

Councillor Bicknell asked whether there had been any changes to the process for obtaining a traffic regulation order. County Councillor Urquhart noted that this was unchanged.

There was brief discussion concerning parking at the Hammerpot end of Arundel Road, which was causing a hazard to pedestrians and vehicular traffic alike. County Councillor Urquhart noted that a formal request needed to be raised for measures to be considered.

17/067

REPORTS FROM THE ARUN DISTRICT COUNCILLORS

There were no District Councillors present at the meeting.

A member of the public asked whether it was possible to have a report circulated prior to the meeting, given the apparently limited availability of the ward District Councillors. The Chairman noted that this would be explored with them.

17/068

JUDICIAL REVIEWS

The Chairman noted that there were two matters to be brought to the attention of the Parish Council, and invited the Deputy Clerk to explain further.

a) Arundel Road

The Deputy Clerk referred to the advice note prepared by the Parish Council's barrister, Jonathan Clay, on how to deal with planning applications following the rejection of the Parish Council's application for judicial review of the Arundel Road planning decision, and the reasoning given by the judge in refusing the application. This note needed to be read in detail by all Councillors, not just those on the Housing, Transport and Planning Committee.

The Deputy Clerk explained that, on the basis of the judge's remarks, it was not enough for the Parish Council to object to a given planning application purely on the grounds of non-compliance with Neighbourhood Plan policies;

there needed to be demonstrable harm likely to result from the application. The inference to be drawn from this was that Neighbourhood Plan policies would have minimal weight in all circumstances, despite being substantially the whole of the Development Plan for the locality in the continuing absence of a made Local Plan for Arun; this was clearly an unwelcome discovery.

The Deputy Clerk noted that the judge had taken a notably sanguine view of the ability of the Arun Development Control Committee to deal with errors and omissions in officers' reports in support of recommendations to grant planning permission. The most neutral way of putting it was that the view taken by the judge was not in accordance with the Parish Council's experiences when appearing before the Development Control Committee.

b) Broadleaves non-material amendment ('NMA')

In response to a question, the Deputy Clerk confirmed that this was the site on the corner of Water Lane and Dappers Lane, on which planning permission had been granted in outline for 53 extra care retirement apartments.

The Deputy Clerk noted that, for those unfamiliar with NMAs, they were a planning process by which minor alterations required on schemes for which planning permission had already been granted could be dealt with, without the need to submit a fresh planning application, the idea being to streamline the planning process.

The Deputy Clerk noted that NMA applications were dealt with by planning officers using delegated powers; they were not advertised; and the Parish Council did not receive prior notification of them as they fell outwith the usual statutory consultation regime.

The Deputy Clerk explained that the amendments sought by NMA in the present case had been described officially as "application for a non-material amendment following a grant of A/27/17/PL for amended internal arrangement of bedrooms". What this had in fact entailed was a significant alteration to the entire scheme – it would change from 53 apartments to 29 apartments with a 70-bed care home, transforming it into a scheme very similar to the one for which permission had been refused by ADC in 2014 (application reference A/134/13).

The Deputy Clerk explained that legal advice had been obtained to the effect that the amendments sought were material and therefore a new, full, planning application ought to have been made, which would then be subject to the usual consultation regime.

The Deputy Clerk noted that a formal letter under the relevant pre-action protocol had been sent to ADC requesting an urgent response, but unfortunately ADC had not been able to respond substantively due to the relevant officers being absent on leave. Due to the very tight time limits for making application for judicial review (6 weeks from the decision date in the case of planning applications), the Parish Council had been obliged to issue an application in the High Court to protect its position.

The Deputy Clerk confirmed that ADC had, via their solicitors, conceded that this matter had not been handled correctly. Terms had now been agreed for a consent order which would quash the NMA decision and remit the matter for re-determination, and which would also provide for the legal costs incurred by the PC in challenging this decision to be paid in full.

It was anticipated that the applicant developer would now be asked to submit a fresh planning application for the amended scheme, but this had not yet been confirmed formally and no timescale was currently known.

A member of the public noted that the site was currently being marketed for sale for some £4.9m on the basis of the outline planning consent already obtained.

17/069

FUTURE DEVELOPMENT PROPOSALS

The Clerk reported on the following matters:

- a) **South of Water Lane application (A/99/17/OUT)** – the South Downs National Park Authority had submitted a detailed objection to the application, on the grounds of the visual impact of the scheme on the National Park.
- b) **The ADC Local Plan consultation and Inspection process** – work was continuing on the review of documents submitted on the ADC website in relation to this. It was noted that it might be desirable for the Parish Council to arrange legal representation at the examination hearing, and on a proposal by Councillor Nikki Hamilton-Street, seconded by Councillor Jones, it was unanimously **AGREED** that this should be investigated with a view to instructing solicitors accordingly.
- c) The Rydon Presentation for the site North of Water Lane – the Parish Council had now been informed that Rydon Homes had been told to put the site forward by ADC. Councillor Bicknell noted that there was a need to ensure that employment land was retained in the district.

County Councillor Urquhart noted, in relation to Dappers Lane, that WSCC were considering whether it might be appropriate to stop off the top of the lane.

17/070

2016/2017 ANNUAL RETURN

The Chairman noted that it was a necessary formality for the Parish Council formally to receive the Annual Return.

Therefore, on a proposal by Councillor Bicknell, seconded by Councillor Evans: To receive the fully audited Annual Return, completing the process for the 2016/2017 financial year – unanimously **AGREED**.

17/071

CHANDLERS SITE UPDATE

The Chairman noted that this had been dealt with at item 7 of the agenda (Minute 17/065) in response to questions from members of the public.

17/072

COMMUNITY GRANT APPLICATIONS

No further full grant applications had been received since the previous meeting.

The Chairman noted that an enquiry had been received from Angmering School in relation to the formation of a Breakfast Club for the coming academic year in the sum of £300. Councillors were requested to consider whether, in principle, subject to the completion of the application form, this was a request they might support.

The Clerk noted that as the Parish Council had adopted the General Power of Competence in 2015, it was legally permissible for it to consider supporting this type of project. This would not be possible using the free resource powers available under Section 137 of the Local Government Act 1972.

Following general discussion, it was noted that the scheme could be supported in principle. It was not, however, clear whether similar approaches were being made to other neighbouring parishes; or whether the funding was intended to be a kick-start or something more regular. It was further noted that, in the event that a formal grant application was made, it would be helpful to have a member of staff from the school present to answer questions.

The 2017/2018 budget for Community Grants was £3,300 and grants allocated to date amounted to £975, which left a balance available of £2,325 from which to fund grants.

17/073 QUESTIONS ON THE ALREADY CIRCULATED NOTES OF MEETINGS OF PARISH COUNCIL WORKING PARTIES AND REPRESENTATIVES ON OTHER ORGANISATIONS

The Chairman noted that the notes of the most recent JEAAC meeting had already been circulated.

17/074 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 18 July and 8 August 2017.

There were no questions.

17/075 2017/2018 FINANCIAL REPORT

The reports were noted.

The Clerk clarified that the total cost of the Arundel Road judicial review proceedings had been £45,000, which was less than the amount provided for in the budget.

17/076 TO CONSIDER ANY URGENT MATTERS, FOR INFORMATION ONLY, ARISING SINCE THE PREPARATION OF THIS AGENDA

It was noted that District Councillor Jacqui Maconachie, erstwhile Chairman of the Development Control Committee, had sadly died on 11 August. Condolences were expressed.

17/077 DATE OF NEXT MEETING

The next Parish Council meeting was scheduled to be on Monday 11 September 2017, at 7.30pm in the King Suite of the Angmering Village Hall.

The meeting finished at 21:27.

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Chairman

Date.....

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

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.		

ARUN LOCAL PLAN EXAMINATION

ANGMERING PARISH COUNCIL SUBMISSION TO PLANNING INSPECTOR MARK DAKEYNE ON ARUN DISTRICT LOCAL PLAN 2011-2031. Week 1 – 19th to 21st September 2017

Matter 1	
Introduction to the Hearings and Procedural and Overarching Matters	
1.	Duty to Cooperate
1.1	<p><i>Does the evidence indicate that Arun District Council (ADC) have continued to comply with the Duty to Cooperate (DTC), particularly in relation to the consideration of meeting unmet needs from elsewhere in the Housing Market Area (HMA)?</i></p> <p>The June 2017 Local Plan Sub-committee agenda, Item 11, “Response to Consultation on Worthing Borough Council’s Issues and Options Document” at 3.10 says, “Future employment growth [in Worthing] is however constrained by an acute shortfall of available employment land to allow necessary churn and upgrading of current sites.”</p> <p>The result of the co-operation between Arun and neighbouring authorities thus far has supported the retention of an employment site at Angmering north of Water Lane, carried over from the 2014 publication version of the Plan. The retention of land for employment in Angmering is welcomed by Angmering Parish Council.</p> <p>However, it has also added a proposed 1,620 dwellings to the overall number of 20,000 to be found over the life of the Plan. In our view this is an unnecessarily high number of dwellings to find on top of an OAN figure of 919dpa, which will be difficult enough to accommodate, already demonstrated by the difficulty in finding enough available sites to furnish Arun’s own “need”.</p> <p>Arun may have more land that has not been built on than surrounding districts, but that which is available for development has the same constraints as surrounding districts, which includes infrastructure, proximity to the South Downs National Park and flood risk. For example, a site is being promoted through the Worthing SHLAA on its boundary with Arun (Site 5: Chatsmore Farm) for up to 500 dwellings; which would make a significant contribution to meeting Worthing’s housing need.</p> <p>The June 2017 Arun Local Plan Sub-committee agenda (Item 11 at 3.15) confirms that Chatsmore Farm “scores as Moderate in terms of its landscape sensitivity due to being less prominent and negligible in terms of its conservation interest. In terms of its landscape value it scores as substantial due to its proximity to the National Park and its connectivity to open views for this area between settlements, although this is lessened due to surrounding influences” and concludes “A thorough assessment [by Worthing] in terms of landscape and ecology of greenfield locations has occurred, that in general rule out larger developments in proximity to the boundary with Arun District for these reasons.”</p> <p>Whilst allocation of sites in adjoining districts are being assessed against these reasons/constraints, Arun, as a result of constant pressure from developers as well as surrounding districts to contribute to their housing need, appears to be attempting to ensure the Plan passes re-examination at any cost by setting an “unconstrained” OAN figure that includes strategic sites which fail to meet the strategic objectives of the modified Plan, the NPPF, and over-rides modified Plan Policies. In the case of Angmering North for example, LAN DM1.</p>

ARUN LOCAL PLAN EXAMINATION

ANGMERING PARISH COUNCIL SUBMISSION TO PLANNING INSPECTOR MARK DAKEYNE ON ARUN
DISTRICT LOCAL PLAN 2011-2031. Week 1 – 19th to 21st September 2017

2	<p>Consultation</p> <p>2.1 <i>Is there any evidence that the Council has not met the minimum requirements set out in the Local Plan Regulations or complied with its own Statement of Community Involvement (SCI)?</i></p> <p>The Statement of Consultation PELP29 did not include the South Downs National Park Authority (SDNPA) as a statutory consultee for these modifications. This appears to be a strange omission given the potential impact on the setting of the national park from the proposed <u>new</u> strategic sites allocated by the modified Plan and references to the SDNP in landscape policies. Particularly as it was consulted for the published 2014 version of the Plan.</p> <p>The objection from the SDNPA to planning application (A/99/77/OUT) submitted on the proposed strategic site South of Water Lane also suggests that the SDNPA was not consulted by Arun. Either during the process of assessing suitable strategic sites, in discussions with officers and the developer on the drafting of their “masterplan” for accommodating 800+ dwellings North Angmering, or in the preparation of the planning application itself. Particularly as this location clearly had the potential to have a significant impact upon the South Downs National Park as identified in the SA and Arun’s own evidence base.</p>
	<p>New Question 4. The updated Statement of Consultation PELP29 refers to engagement with Town and Parish Councils, Site Promoters, statutory consultees, neighbouring authorities and elected members.</p> <p><i>What methods were used to engage with residents and resident groups during the period of suspension other than the 6 week formal consultation e.g. workshops, exhibitions, meetings?</i></p> <p>There has been no engagement with the South Downs Park Authority, let alone residents or resident groups for the siting of the additional 800+ dwellings proposed for Angmering that are in addition to the Roundstone Lane strategic allocation currently being built out.</p> <p>Apart from press coverage of key meetings, the only feedback has come from residents, groups (such as SAV and VAG) and parish councillors who have made the effort to attend council meetings and relayed information to the community via local websites and newsletters.</p> <p>The only “engagement” with Angmering residents has been directly from the developers on planning applications that were going to be made. With Public Consultations from Rydon Homes & Gleeson on their plans to deliver the 700+ dwellings at Angmering North, on their promoted strategic sites north and south of Water Lane and a planning application (A/99/17/OUT) for 175 dwellings on land south of Water Lane. A site the Neighbourhood Plan had rejected for housing development in agreement with the 2014 publication version of the Local Plan.</p> <p>The lack of engagement from Arun and indications that developers on strategic sites have already been given the go-ahead on the proposed Strategic sites ahead of the re-</p>

ARUN LOCAL PLAN EXAMINATION

ANGMERING PARISH COUNCIL SUBMISSION TO PLANNING INSPECTOR MARK DAKEYNE ON ARUN DISTRICT LOCAL PLAN 2011-2031. Week 1 – 19th to 21st September 2017

	examination of the Local Plan, has resulted in the general view that it is a done deal regardless, which took no account of input from the local community.
3.	Local development Scheme
3.2	<p><i>Is the approach within the LDS to producing additional DPDs, such as the Traveller Site Allocations DPD and Small Sites Allocations DPD, clearly justified?</i></p> <p>The need to prepare DPDs is brought about because of the over-ambitious OAN target. In order to catch-up on the first 6 years of the Plan, development needs to be completed quickly enough to match the rolling 5-year land supply requirement as well as the overall numbers.</p> <p>The District Council has consulted with Town and Parish Councils with suggested ways of the delivery of 1,250 small sites homes, either by means of updated Neighbourhood Plans or by allocating through a DPD. This is achievable, even if the parishes have difficulty in selling the idea of Plan revisions.</p> <p>Angmering has already identified the small sites that it believes could be delivered, along with those that should not, in their Local Plan “Small Sites” letter to Arun dated 5th April 2017.</p>
4.	Sustainability Appraisal and Habitats Regulations Assessment
4.1	<p><i>Does the SA provide evidence that the LP as modified is ‘the most appropriate strategy when considered against the reasonable alternatives’ and that in this respect there has been no pre-determination?</i></p> <p>Was the most appropriate strategy considered against the reasonable alternatives? Arun has a high proportion of its land area where major development would be unacceptable in NPPF terms due to flood risk or environmental impact on the SDNP or designated sites. Para 151 of the NPPF identifies that Local Plans must be prepared with the objective of contributing to the achievement of sustainable development, balancing growth with environmental and social dimensions.</p> <p>SA (PELP28a) at 2.34 explains that in light of the revised growth scenario of 919dpa that there was no need to test against lower numbers as “<i>all 10 preferred sites at their maximum capacities would be required to meet the higher OAN</i>”. The wording “<i>preferred sites</i>” raises concerns that final list of sites is just that - a list of sites preferred by Arun.</p> <p>It goes on to caveat its findings on page 14 as follows: <i>‘The strategic sites were assessed in a policy vacuum. Sites were assessed based on the principle of developing the site but without any policy requirements and therefore potential mitigation measures taken into account. The policies of the Local Plan were assessed separately to the sites. . . ’</i></p> <p>A further statement within the SA comes from the Trend/Key Sustainability issue relating to landscape (page 40) which states: <i>‘. . . the introduction of urbanising elements particularly within close proximity of the South Downs National Park border may impact on the National Park special qualities’</i></p> <p>On the basis of the limited evidence available, it does not appear that the revised SA</p>

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	<p>has necessarily proved that the most appropriate objectively assessed spatial strategy has been chosen when retrospectively assessed against the supporting evidence and modified Plan Policies.</p> <p>It is our opinion that the SA fails to demonstrate that the Local Plan reflects sustainability objectives and has considered reasonable alternatives.</p> <p>Pre-determination SA (PELP28a) “confirmed that there were not any reasonable alternative site options incorrectly discounted in 2014.” This does not explain why the site south of Water Lane, Angmering, “discounted” as rejected for development in the 2014 publication version of the Plan, is now considered sustainable and included as strategic.</p> <p>The SA directs the reader to Appendix 12 for the reasons for site selection. For south of Water Lane, it says the site was considered by the 2014 publication version of the Plan, which is true, but omits to point out that <u>the site was rejected for development</u>. This again raises questions as to why it was included this time around as sustainable over and above other sites that were rejected, i.e. North Middleton and Ferring East.</p> <p>Additional events that have led to accusations of pre-determination are:</p> <ul style="list-style-type: none"> • 2nd February 2016 – Rydon Homes presented to the Angmering Advisory Group plans that show the South of Water Lane site, described as being Strategic. • 9th Dec 2016 officers informed the Local Plan Sub-Committee (LPSC) that they were aware of 1st Phases of proposed Strategic sites that were ready to come forward ahead of examination and recommended that Full Council agree that they could do so. • 15th Feb 2017, the LPSC informed of the 10 strategic sites that had been selected by the Councillors, which included the site south of Water Lane. • May 30th (coincidentally the final day of the Local Plan Consultation) an outline planning application A/99/17/OUT was posted on the Arun Planning website for the most contentious site, south of Water Lane. Supported by a Planning Performance Agreement and determination date which would have seen it considered for approval ahead of the outcome of the Plan re-examination. <p>It is unclear that when faced with such tight timescales, why Arun didn’t build on the results of the existing detailed SAs. This would have provided consistency in the assessment of sites that had already been assigned as strategic, rejected for development, or considered as having potential for future development. Rather than end up with conflicting outcomes.</p>
4.2	<p><i>Does the SA make clear the reasons why particular levels of allocation were considered at each location?</i></p> <p>SA (PELP28a) at paragraph 2.31 states that the level of residential development that could be accommodated on each site was either provided by promoters at that time, through the HELAA process, or identified in Visioning Briefs and Masterplans. However,</p>

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	<p>no attempt has been made to challenge or validate these figures as to the impact of the resultant site densities on location or potential constraints on site layout.</p> <p>Paragraph 2.34 of the SA explains that LUC went from the intention to test 4 options of overall delivery to just deciding upon numbers that would meet the increased OAN of 919 as ALL the sites would be required.</p> <p>To meet this OAN figure and regardless of the Summary of SA findings listing significant negative effects which needed to be considered further in relation to SA objectives, all 10 sites were taken forward by the modified Local Plan. In respect of Angmering North, at its maximum site capacity.</p> <p>The evidence base, including identified constraints and Policies, need to inform what is in the plan and shape its development rather than being used to justify it retrospectively. The concerns of Angmering Parish Council are clearly spelt out in its Consultation Submission. (APC Submission 4)</p> <p>The purpose of an SA is to provide clarity on the decision-making process. The current approach assumes the sites promoted as developable, along with the proposed numbers are viable and “likely” to be delivered. However, the lack of information in the SA report prevents the reviewer from reaching any conclusions as to whether the sites being put forward as strategic are indeed suitable for development or indeed viable once the “Policy burdens” that relate to landscape, flood risk, infrastructure delivery etc are applied.</p> <p>Other District Councils as part of the process of delivering a Local Plan have produced Site Selection; Methodology and Assessment statements which explain the whole process, including doing Sustainability Appraisals for each site. Much greater clarity and openness results from this. (e.g. Runnymede District Council). Worthing too is in the process of fully assessing sites put forward against these constraints.</p> <p>The pre-determination that has occurred here in the selection of strategic sites to meet an OAN “regardless” has made the SA a rather pointless exercise.</p>
4.4	<p><i>Have the mitigation measures been fully incorporated into the LP as modified?</i></p> <p>What does the Sustainability Appraisal achieve?</p> <p>The point of the SA has been missed because the way that it was done (in a policy vacuum), with a predetermined OAN figure set by ADC and when it was done (late in the day) meant that the decisions on which sites to include had already been made. Constraints were identified but not applied and the limited mitigation suggestions were largely not applied.</p> <p>The evidence which accompanies allocation of strategic sites in an emerging Local Plan should show how the policies in the plan have been tested for their impact on the viability of development. Including with other interested parties and authorities.</p>
	<p>New Question 6. The Council has updated the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) to form a basis for the modifications to the LP. In terms of the SA:</p>

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Are the reasons for discounting alternative growth locations at North Middleton and Ferring East adequately justified by the SA (primarily related to landscape quality and flood risk)?

On 15th February 2017, Arun planning officers informed the Local Plan Sub-committee that the sites were discounted by the Council though the Sustainability Appraisal process (but does not elaborate further) due to significant constraints which could not be satisfactorily mitigated. The meeting agenda at 3.6 says *“The site at Ferring East was discounted, based primarily on the conclusions of the Landscape Study which includes an assessment of the capacity of the site to accommodate housing development.”* and that *“It was the only site assessed as having such significant landscape constraints.”*

No further information was provided on the date or where this meeting took place, who attended, or more importantly how each of the 12 sites were assessed and scored against each other where the Arun Landscape Study assesses a site as having significant landscape constraints or impact on a landscape character area, which most of the proposed strategic sites do.

No	Landscape Character Area	Inherent Landscape Qualities (Intactness ¹⁹ and condition) low high	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity					Final Assessment Landscape Sensitivity
							1-5 Negligible	6-10 Slight	11-15 Moderate	16-20 Substantial	21-25 Major	
43	Ecclesden Hills	Moderately intact hedgerow network with some woodland.	Constructive setting to east of Angmering.	Rising ground beyond settlement.	Predominantly arable and pasture. Part of wider foothills to Downs.	No separation function except wider separation with Worthing.	3	10	15	20	25	SUBSTANTIAL
44	Kingston Lower Coastal Plain	Relatively intact hedgerow and rfa network to periphery of site with moderate to high ecological value.	Rife to eastern side relatively distinct setting to Ferring.	Rife cuts across coastal plateau.	Intervisibility with Ecclesden Hills to north.	Separates Littlehampton from Ferring.						SUBSTANTIAL
45	Ferring Lower Coastal Plain	Some hedgerow structures and small woodland belts.	Woodland edge to Worthing/Goring-on-Sea.	Largely consistent with settlement form.	Land locked by settlement but rural in character and undeveloped shoreline.	Separates south Ferring from Worthing.						SUBSTANTIAL

The Arun Landscape study attributes broadly the same score to Ferring East as that for the Angmering North. The only difference being that the Ferring East site (part of the landscape character area known as the Ferring Lower Coastal Plain) attracted a higher score as a gap between settlements. However, landscape sensitivity to development scores much higher for Angmering North (see table above) as a result of the topography of the site and impact upon the Ecclesden Hills which are regarded by the SDNPA as being a significant local resource, given the poor tranquillity around much of the coastal zone.

The scoring matrices have not changed since 2006 and do not specifically take into account the impact of sites on the setting of the SDNP. Particularly where they play a role as a “gap”, both having qualities in common with; and which are considered to contribute significantly to; the setting of the national park as well as protecting its international designation (in May 2016) as a Dark Night Skies Reserve, by serving as a characteristic unlit rural buffer.

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		<p>The process that was followed to agree and prioritise sites for removal is not transparent. For this reason, as well as for those outlined above, Angmering Parish Council do not agree that the process or reasons for discounting the alternative growth locations at North Middleton and Ferring East adequately justified by the SA.</p>
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Matter 2	
The Strategic Approach, Settlement Structure and Green Infrastructure	
1.	The Strategic approach to seeking sustainable development
1.2	<p><i>Does Policy SD SP1a provide an appropriate strategy? For example does it give enough emphasis to planning for climate change, biodiversity, the use of brownfield land and avoiding areas of flood risk?</i></p> <p>SD SP1a focuses too much on the main towns and does not consider the effects elsewhere, particularly given that most of the strategic allocations are outside the towns and affect the villages more. It does not offer a strategy for any of the things in the question above.</p> <p>In fact, the omission of these matters highlights the fact that the whole plan has been put together with meeting the housing numbers as its main aim.</p>
	<p>New Question 7. In considering the overall approach to allocations some further questions arise in relation to the Landscape Capacity Study (PESP5a-5e) and the Sequential and Exception Test Report (PEPTP9).</p> <p><i>How has the Landscape Capacity Study (PESP5a-5e) informed strategic allocations in that several areas are deemed to be unsuitable in landscape terms for significant development?</i></p> <p>It has not. Evidenced by the Rydon homes proposals for north and south of Water Lane. We could add in the “Indicative” site layouts which have been agreed with Arun as part of the masterplan they are working on with Arun. As confirmed in A/99.17/OUT.</p> <p>See also the comment under Inspectors new question #6 above.</p>
2.	Built-up boundaries, the countryside and gaps between settlements
2.1	<p><i>Is it necessary to define built-up area boundaries?</i></p> <p>If there is to be a restriction on the building anywhere available, then the definition of built-up boundaries and criteria for designating them is essential, and the method of deciding where this ends is crucial to understand.</p> <p>There is an example in Angmering for instance where the Ham Manor estate is currently outside, but there are more than 100 houses on it. Should it be inside or outside?</p> <p>In reality, there are so many get-out conditions either for development inside or outside the boundary, it is probably pointless defining it. For clarity, however, the Plan should set some limit to where development should take place and applied, despite pressures from developers to do otherwise.</p>
2.2	<p><i>Will the wording of Policy SD SP2 as modified provide clarity to the decision maker?</i></p> <p>The attempt to restrict development to within the Built-up Area Boundary is then compromised by the reference to being consistent with other policies as a get-out</p>

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		<p>leaves too much doubt to be effective. What about the small sites either in the revised Neighbourhood plans or DPD – they will not all be within the built-area? This needs to either be taken out or tightened up and the boundary defined realistically.</p>
	2.4	<p><i>Is Policy C SP1 as modified clear to the decision maker and consistent with national policy?</i></p> <p>C SP1 has been written where there is a clear black and white distinction between the built-up area and the countryside. We would suggest that such clear-cut distinctions are not relevant in Angmering, with very different interpretations possible. This would prevent any development from small sites outside the boundary, which is not realistic.</p>
	2.5	<p><i>Should Policy C SP1 allow for residential development outside the built-up boundary in circumstances where there is no 5 year supply of housing land?</i></p> <p>In the light of what we have experienced in the district over the past few years when there is no demonstrable 5-year supply, safeguarding land outside the built-up area boundary in districts like Arun, which is constantly under pressure from developers, would appear to be essential. If it can be enforced. Otherwise an “adopted” Local Plan is not worth the paper it is written on.</p> <p>We have seen the effect of this with the “made” Neighbourhood Plans in Arun which have largely become useless because of this problem.</p> <p>The current situation is that the determination of the land supply level and housing completions are in the hands of developers. Coupled with the over ambitious OAN target proposed by Arun, it is likely at some time during the life of the plan remaining that there will not be a rolling 5-year supply, however it is determined. Just planning to allow for building anywhere is not the way forward.</p>
	2.6	<p><i>Is Policy SD SP3 too restrictive taking into account national policy?</i></p> <p>The NPPF has section 9 ‘Protecting Green Belt land’, but the ‘Gaps between settlements’ policy seems to go further than that intended in the NPPF, which will make them difficult to defend, particularly if the housing trajectory is not achieved.</p>
	2.7	<p><i>Are the gaps identified justified taking into account the objective of the policy to prevent coalescence - some settlements are separated by considerable tracts of land e.g. Paghams/Selsey and Bognor Regis/Chichester whilst others form part of the same urban area e.g. Felpham/Bognor Regis?</i></p> <p>The gaps are an aspiration and are compromised by decisions already taken to allow the development of the ASDA store, for example with the attached housing development. Better to plan to be realistic and look to retain some gaps rather than all those that currently exist.</p> <p>Reference to the opportunities identified in the Green Infrastructure Study 2012, will leave it open to the accusation that this is out of date and does not reflect life as it is now.</p>

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3.	Green Infrastructure and Landscape	
	3.3	<p><i>Do the modifications to Policy LAN DM1 make it sound?</i></p> <p>The modifications to Policy LAN DM1 certainly make it better, particularly the reference to the SDNP.</p> <p>Not complying with this Policy is the main reason why the strategic site South of Water Lane should not be considered.</p>

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Matter 3a	
Employment, Enterprise, Retail and Tourism Policies	
1.	The Strategic Approach to Employment Needs
1.1	<p><i>Does Policy EMP SP1 provide a sound basis for employment growth?</i></p> <p>The modified EMP SP1 provides a sound basis for employment policy, although making it stick in the face of opposition from housing developers is going to be challenging.</p>
1.2	<p><i>Are employment growth and housing provision sufficiently aligned?</i></p> <p>There is a need to ensure that, in order for sustainable growth to take place, the provision of local job opportunities needs to take place in tandem with housing provision.</p> <p>The overall allocation of 80Ha of strategic employment land and in particular the 9Ha in Angmering, which was allocated in the 2014 publication version of the Plan to support the Roundstone Lane and Angmering Neighbourhood Plan Strategic allocation (700+ dwellings), is absolutely necessary with the proposed additional increases in housing in the parish.</p> <p>Land such as this not only provides space for new businesses, but also somewhere to provide for existing businesses to be relocated when current brownfield sites come forward for housing.</p>
1.3	<p><i>Is the allocation of some 80 ha of employment land on strategic sites justified taking into account the evidence on need, the economic aspirations for the District, including the need to increase job density, and the meeting of unmet needs from elsewhere?</i></p> <p>APC agrees that existing businesses should be protected, however a number of the HELAA 'developable' sites in Angmering currently house small businesses.</p> <p>A survey carried out by the parish council has indicated that around 100 jobs are in businesses that have no control over their own destiny, as they are not the landowners and have no security of tenure.</p> <p>A recent case where a site which has obtained permission for 4 industrial units has now been resubmitted for housing.</p> <p>There are a large number of potential housing sites in the parish of Angmering, a point made by the response to the Local Plan and in the Small Sites letter. Some of the smaller potential sites currently accommodate small businesses which will be under threat if the land is released for housing. The displaced businesses should have an alternative site to which they can move.</p> <p>In addition, there is the need to provide some employment to people that are moving into the village on the back of the large development being proposed and to provide facilities for Worthing under the duty to cooperate.</p> <p>There has to be substantial allocations of land within the parish for employment purposes and the 8.3 Ha on the site North of Water Lane <u>must</u> remain without</p>

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		reduction.
	<p>1.4 <i>Is employment land likely to be delivered having regard to issues of viability for non-residential development set out in the Viability Assessment Update?</i></p> <p>1.5 <i>Does Policy EMP SP1 provide sufficient certainty that employment land will be delivered alongside strategic housing allocations (criterion d. refers)?</i></p>	<p>There should be no question that a strategic employment land allocation should be delivered for employment, and, if it is envisaged that this might be delivered as part of a strategic housing development, either it is or the developer does not acquire that part of the land.</p> <p>The Viability Assessment works too much in favour of developers who can muddy the waters by buying land intended for employment purposes with no intention of doing so and then using the fact that they overpaid for the land in the viability assessment to justify doing what they want to.</p> <p>If the principles of the Local Plan are to be robust, it should spend as much time laying the expectation for employment and infrastructure down, in as much detail as it does for housing. Otherwise, all of the land will be housing whatever the plan says and no employment land will be provided.</p> <p>Angmering has first-hand experience of this in the presentation on the land North of Water Lane conducted by Nexus Planning on behalf of Rydon Homes on 18th July 2017.</p> <p>When questioned by the parish council about why, before this inspection, they were only intending to provide 3Ha of employment land rather than the proposed 8.3 Ha the answer was ‘..... that it was not going to be viable to do so as no-one had come forward. In any case, it was unlikely that the 3 Ha would end up being employment land for the same reason.’</p> <p>They were informed that ACLT would consider taking the land and providing employment facilities, particularly, but not exclusively, for local businesses.</p> <p>A major SDNPA aim is to promote and strengthen the rural economy by providing jobs, and this site bordering the national park to be able to support this.</p> <p>This plan is for the next 14 years and beyond, and it is therefore essential that the support for employment growth in the district is not thrown to the winds in the frantic dash to meet the housing numbers game.</p>
3.	Employment Land: Development Management	
	<p>3.1 <i>Is Policy EMP DM1 as modified positively prepared, consistent with Government policy and clear to the decision maker?</i></p>	<p>EMP DM1, in its original form, had paragraph 2b, which enabled alternative land or contributions to be given to enable businesses to relocate, which was one of the problems we need to resolve in Angmering.</p> <p>This is an issue in Angmering where there are many small businesses without leases on</p>

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		<p>sites that are included in the HELAA, which risk finding themselves without premises should a landowner decide to sell up.</p> <p>The Parish Council believes paragraph 2b should be reinstated.</p>
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Matter 3b Employment Allocations	
1.	General
1.1	<p><i>Are the strategic employment allocations in the right place to meet the needs of the District and beyond?</i></p> <p>The experience in Angmering from the ADC Bramley Green survey is that 80% of working people travelled outside of Arun to go to work.</p> <p>Based on the current figures, with a predicted total of 2,000 houses in Angmering, unless employment opportunities are provided locally there are going to be many more traffic movements just allowing people to get to work.</p> <p>Its proximity to Worthing & SDNP will also allow it to provide the excess requirement for the additional employment land from there. Recent examples being the Audi franchise and Next which have relocated to Angmering from Worthing in order to expand their premises.</p>
4.	Angmering
4.1	<p><i>Is the allocation justified having regard to employment and housing needs, and viability?</i></p> <p>As mentioned above, the delivery of the strategic employment area of 8.3 Ha North of Water Lane is already in danger of being compromised by the developer saying it is not viable. In practice, it means that the developer does not want to provide any of the employment facilities confirmed at a presentation to the parish council. In the rush to get developments off the ground to satisfy the 5-year list this must not be allowed to happen.</p> <p>The method by which a viability argument is used, care must be taken not to go for the easy life and allow this to slip away.</p> <p>The ability to develop any of this site <u>must</u> include the provision for employment uses.</p>
4.2	<p><i>What criteria are to be included within Policy EMP SP3 (or a separate policy) to guide development at Angmering having particular regard to its proximity to the SDNP and the need for a suitable access?</i></p> <p>Because of the unique nature of the potential employment site and its indivisibility with the SDNP it will need to be designed in such a way that it meets with Policy LAN DM1.</p> <p>The Plan acknowledges in PEPP1 2014 (para 7.22) that the site can meet both rural and also the wider employment needs. Table 3a PEPP6 2016 explains that the potential floor-space of the site is discounted by 50% in order to take into account the implementation of mitigation measures to account for “the sensitivities of the site which borders the SDNP”.</p> <p>We suggest therefore that it would be appropriate to have a separate policy for the Angmering site. In relation to suitable access, this applies also to the potential housing</p>

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	<p>site.</p> <p>There will be an argument from the developers that they do not want employment traffic going through the housing estate. Possible alternative access directly from the A27 is one thing that could be considered for the employment site, for example.</p> <p>The working up of an Angmering Masterplan, as suggested by Angmering Parish Council, for Angmering as a whole could deal with the detail on this rather than having a separate policy. Any such policy will need to include having regard to the setting of the National Park.</p>
4.3	<p><i>Are there any issues which are likely to affect delivery of the Angmering employment allocation?</i></p> <p>Mainly the rush by developers to try to use viability arguments from the outset to get out of providing the employment land.</p> <p>The Public Consultation from Rydon in regard to the North of Water Lane site clearly stated that 525 dwellings north of Water Lane was not viable unless the proposed Employment site was significantly reduced in size.</p> <p>Surely, the viability of the provision of this land should not include a measure of what the developers would get assuming it was going to be used for housing compared with the return as employment land, because employment land provision is always measured as a longer-term investment, rather than short-term capital income.</p>

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Matter 4a	
The Housing Requirement	
1.	Objectively Assessed Need
1.1	<p><i>Is there any evidence to suggest that an OAN of 919 dpa is not justified?</i></p> <p>As pointed out by the previous Inspector, the method used to calculate the OAN figure of 919dpa can be disputed ad-indefinitum.</p> <p>The Coastal West Sussex SHMA update of 2012 advised that the Council should test the potential to meet higher levels of development of up to 900 homes pa, while recognising that this is an optimistic view of future housing delivery set around the maximum level that the market could support. The advice was that this should be tested through the plan preparation process, including consideration of the requirements/feasibility of supporting infrastructure and the SA process.</p> <p>However, as the previous Inspector pointed out, the plan [<i>the 2014 publication version</i>] has accepted this figure [<i>580dpa</i>] as a target <u>and still does not argue that constraints/sustainability factors in Arun require provision of the OAN to be limited</u>.</p> <p>Angmering Parish Council continues to have fundamental concerns with the decision to use an unconstrained OAN target as the basis for planned housing growth, despite policy constraints identified within the Sustainability Appraisal (SA) and evidence base.</p> <p>Based on previous housing performance, the reality is that the WSCC Dwelling Completions for Arun - 2007 to 2016 show that there was a net building annual rate of just over 540 over the ten year period, and even when this has increased more recently just over 600 have been built since 2011, the beginning of the plan period. Therefore, although it would be a “stretch”, in our consultation submission we proposed that the target for home building within the plan should be at a level that is more attainable in line with the Inspector’s suggestion of 845dpa.</p> <p>The blind acceptance that the full OAN of 919dpa is actually going to be delivered during the lifetime of the Plan takes no account of the likelihood of having the land available to match this target. Developers will only build at the speed that they can sell. This is tantamount to planning to fail, from the outset.</p> <p>It will be essential that there is agreement on the calculation method of the 5-year supply because it has been the different approaches taken by developers at appeal that has created the uncertainty that we have lived with for many years.</p> <p>The Housing Implementation Strategy (HIS) involves a strategy for house building that is extremely optimistic about the trajectory over the first 10 years with little headroom for economic and other unknowns to come through. The failure of the large strategic sites to deliver will blow it out of the water.</p> <p>The Plan is being put forward as being for the 20 year period from 2011 to 2031 and is being prepared in 2017, resulting in 30% of its time-span, at the very least, being expended before its introduction.</p>

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The problem with this is that the only consideration for the period between 2011 and 2016 seems to be the number of homes that had not been provided when measured against the new target, for that period. This is particularly a problem from the infrastructure provision perspective.

Angmering Parish Council recognises the need for more housing in the district, although it seems wildly optimistic to set a target that aims to consistently achieve a level of house building over a 20-year period (backdated to 2011) that has yet to be achieved at any time in Arun's history. See the latest figures from 2011 for Arun that are available on WSCC's website below:

WSCC Dwelling Completions for Arun - 2011 to 2016					
<i>Period</i>	<i>Gross</i>	<i>SDNP</i>		<i>Net</i>	<i>SDNP</i>
2011/12	748	n/a		722	n/a
2012/13	491	8		475	8
2013/14	384	13		359	8
2014/15	642	13		601	12
2015/16	912	3		890	3
<hr/>					
Total	3,177	37	Total	3,047	31
Average	635 pa		Average	609 pa	

In addition to skills/resource availability, economic and commercial pressures also mean developers will only build at the speed that properties can be sold and that the need for unprecedented levels of build will always be under their control and not able to be influenced by a local authority. Arun already has evidence of this with over 3,000 permissions granted that are yet to be enacted. The reality is that under-delivery against an OAN target that is double the original 580 figure and 30% higher than the 845 figure suggested by the previous inspector will continue and be used by developers with the usual arguments resulting in a continuation of **planning by appeal**. The whole basis of the Local Plan will be undermined as a result. The target should be set at a challenging but achievable level.

In particular, the shortfall being included in the proposed profile deals with the 6 years already passed in the plan period.

National Planning Policy framework (NPPF) at para 47 requires Local Plans to meet 'the full, objectively assessed needs for market and affordable housing in the Housing Market Area (HMA), as far as is consistent with the policies set out in this Framework...'.

However, the previous inspector advised Arun that "[National Planning Practice Guidance] *NPPG (2a-014)* points out that establishing future need for housing is not an exact science; no single approach can provide a definitive answer" and that "The effect of the judgements made about these different matters is amply demonstrated by the resulting wide spread of the suggested totals for OAN put forward in the representations, ranging between extremes of 365pa and 982pa", the higher figure being promoted by the developers.

ARUN LOCAL PLAN EXAMINATION

ANGMERING PARISH COUNCIL SUBMISSION TO PLANNING INSPECTOR MARK DAKEYNE ON ARUN DISTRICT LOCAL PLAN 2011-2031. Week 1 – 19th to 21st September 2017

		The known constraints covered by Policies in the Plan which impact on the SDNP, flooding, infrastructure delivery as well as past performance on housing delivery suggests that the overall OAN target should realistically be set somewhere between the original 580dpa (which on past evidence is shown to be achievable) and the suggested 845 figure.
2.	Other Needs in the Housing Market Area (HMA)	
	2.1	<p><i>Is the upward adjustment in the housing requirement to meet needs from outside the District justified?</i></p> <p>Adding an annual allowance of 81 to make a total target of 1,000 pa is adding to the problem. The duty to cooperate should be measured against the ability to achieve the resultant number, made all the more difficult by having to catch up the backlog for the period from 2011 to 2017/18 over an ever-reducing period of time to 2031.</p> <p>It is also true that there is the same constraints as the surrounding districts and that the position on the South Downs, flooding etc have all been used by the adjoining Districts to explain why they could not fulfil their SHMA obligations.</p> <p>Based on past of housing completion history, this total is just not realistically achievable.</p>
3.	The Housing Requirement	
	3.1	<p><i>Are there any significant environmental constraints which suggest that the OAN and other needs from the HMA should not be met through the LP housing requirement?</i></p> <p>The main constraints are the impact on the SDNP, the slow phasing of infrastructure and services and flood risk mitigation.</p>
	3.2	<p><i>Is the stepped approach to housing delivery justified?</i></p> <p>The use of the Liverpool method to phase the supply over the whole period is met by a trajectory that only just covers the targeted 20,000 over the whole period.</p> <p>Once again the aspiration to fulfil a target that is too high can only be achieved by means of the stepped approach such as this. The over-riding impression, however, is this could just be a problem that is being pushed into the future with fingers crossed, rather than a real strategy. The achievement of the 5-year list is also compromised in the future, so a method of calculation of this should also be agreed.</p> <p>Failure to consider sites that could deliver more strategic numbers, such as that south of the A259, has resulted in unsuitable sites being put forward by developers, driven by the promise from those developers that numbers can be delivered quickly.</p> <p>In some cases, developers have even proposed that Plan Policies and constraints be ignored in order for them to proceed to build on less suitable sites in order to help Arun reach their proposed OAN numbers.</p>
4.	Flexibility	

ARUN LOCAL PLAN EXAMINATION

ANGMERING PARISH COUNCIL SUBMISSION TO PLANNING INSPECTOR MARK DAKEYNE ON ARUN DISTRICT LOCAL PLAN 2011-2031. Week 1 – 19th to 21st September 2017

	<p>4.1 <i>Will the updated housing supply/delivery figure show sufficient flexibility in the housing supply against the requirement?</i></p> <p>As a result of the size of the target and unavailability of suitable land, there is little flexibility in the plan, other than to increase the numbers to be supplied with non-strategic sites through the Neighbourhood Plans or small sites DPDs. If NPs are to be reviewed, the one thing that is needed is certainty of numbers having to be found.</p> <p>The stepped supply is flawed because of the resultant annual figures in the middle 5 years which will just be unattainable.</p>
<p>5. The components of the housing supply</p>	
	<p>5.2 <i>Is the supply of 1,250 dwellings from non-strategic sites to be identified in Neighbourhood Plans and/or a Small Sites Allocations DPD justified?</i></p> <p>This figure is just the balance to make up the overall OAN numbers that need to be found 'locally' to match the requirement. We suspect that this could change and become bigger as time goes on as developers bring forward additional sites if the strategic sites do not deliver as quickly, if at all, as expected.</p>
	<p>5.4 <i>In general terms is the supply of 10,650 dwellings from strategic site allocations realistic in view of lead in times, constraints and infrastructure requirements? (delivery from specific sites will be considered in Week 2)</i></p> <p>By the District Councils own statements it appears that ALL of the Strategic and small sites identified in the HELAA will have to be delivered to meet the proposed OAN target. Irrespective of whether they meet the Policies in the modified Local Plan. Angmering PC has raised an objection to the inclusion of one of the 4 proposed strategic sites that make up the Strategic allocation for Angmering for this reason.</p> <p>It was also for this reason that the parish council considered the inclusion of the land south of the A259 as being an alternative strategic site, to give greater flexibility in the overall numbers.</p>
<p>6. Local Plan 5 Year Housing Land Supply</p>	
	<p>6.1 <i>Is the Council's approach to housing supply justified, particularly the use of the Liverpool method to address the shortfall?</i></p> <p>Whilst it is important for ADC to consider the achievement of the 5-year land supply, the parish council believes that this should not be achieved at the expense of making a dash for numbers throwing all of the other policies aside in the process. Locally it is believed that this is what has driven the push to get the South of Water Lane site through before the inspection, but the response from the parish council, SDNPA and CPRE shows that this should not be done.</p> <p>The selection of the Liverpool method was essential given that the undersupply over the first 6 years of the plan against the targets it had previously, let alone the new much higher ones, had created a large backlog which could not be achieved on the early years of a new plan.</p>

ARUN LOCAL PLAN EXAMINATION

ANGMERING PARISH COUNCIL SUBMISSION TO PLANNING INSPECTOR MARK DAKEYNE ON ARUN DISTRICT LOCAL PLAN 2011-2031. Week 1 – 19th to 21st September 2017

Matter 4b	
Housing – Affordable & Other Housing Needs, Mix and Standards	
1.	Affordable Housing
1.1	<p><i>Is the minimum requirement of 30% affordable housing justified having regard to viability evidence, particularly in relation to urban developments and brownfield sites?</i></p> <p>Paragraph 12.3.9 of the Local Plan makes a statement on the level of affordable housing on sites may fluctuate from the policy of 30% dependent on the viability. This does not provide enough clarity as to the expectations of the council or to which sites are seen as “more viable”.</p> <p>Policy AH SP2 for the provision of a minimum 30% affordable housing hides a number of issues. There are a number of recent examples in Angmering where the delivery of affordable housing has been compromised by developers claiming that viability required them to charge too high a price to make them affordable. The result is properties offered as affordable with a 30% share costing more than 80% of market rents, when you calculate the mortgage payments and rent on the 70%.</p> <p>This is not affordable, certainly not to local people. Angmering has a Community Land Trust, which is looking to take on some of the affordable units being offered.</p> <p>Policy AH SP2 should acknowledge the existence of a CLT where one exists, with it being at the top of considerations for affordable provision and the basis of affordability built into the policy (ie properties offered to the provider at a maximum of X% of market price)</p>



Established 1894

Angmering Parish Council

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West Sussex BN16 4EA

Telephone: 01903 772124

E-mail: rob.martin@angmering-pc.gov.uk

Website: www.angmeringparishcouncil.gov.uk

12

APPLICATION FOR A GRANT FROM ANGMERING PARISH COUNCIL 2017-2018

In order to be eligible for a Parish Council Grant you or your organisation must fulfil at least one of the criteria in Section A and the application must fulfil at least one of the criteria in Section B. In addition, all applications must be supported by the information in Section C, and have regard to the exclusions in Section D. The details of the application must be completed in Section E.

NAME OF ORGANISATION	Angmering Sports + Recreation Association
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Section A

	<u>What type of organisation are you?</u>	Tick relevant box(es)
A1 <input checked="" type="checkbox"/>	A Charity providing services available to residents of Angmering	<input checked="" type="checkbox"/>
A2 <input checked="" type="checkbox"/>	An existing local group or organisation providing services available to residents of Angmering	<input checked="" type="checkbox"/>
A3	A new group or organisation, wishing to provide services for the residents of Angmering	<input type="checkbox"/>

Section B

	<u>Which criteria will your application fulfil?</u>	Tick relevant box(es)
	Reaching new people	
B1	Increasing group membership and/or widening participation	<input type="checkbox"/>
B2	Starting up new activities and/or expanding existing services for residents of Angmering	<input type="checkbox"/>
B3	Organising community events and activities	<input type="checkbox"/>
B4	Bringing the community together	<input type="checkbox"/>
	Developing Services and supporting the local economy	
B5	Organising one-off events to increase visitors to Angmering	<input type="checkbox"/>
B6	Activities aimed at developing skills for local unemployed	<input type="checkbox"/>

	people and assisting them to gain employment	
B7	Raising the profile of the village and its community	✓
B8	Improvements for the Angmering community infrastructure and developing community held assets	✓
	Encouraging community growth and self-reliance	
B9	Helping groups and organisations to develop their initial or starting assets and/or resources to support future financial independence	✓
B10	Helping the community to influence the planning and delivery of local services.	
B11	Protecting the environment and promoting sustainable local development	

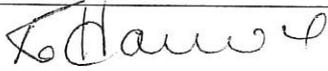
Section C

	<u>Supporting information required</u>	Tick relevant box(es)
C1	The last year's certified accounts or, for new organisations, the current business plan, or equivalent.	✓
C2	Information on the membership, or proposed membership of your organisation. How many current members, in total, and how many live in the village.	
C3	A project plan, if applicable, showing total costs and other sources of income already secured.	✓
C4	Charity Number, if applicable	1005156

Section D

	<u>Conditions and Exclusions</u>
D1	Typically, awards will not be given for general running/administration costs
D2	Awards must be seen to be for the benefit of a significant number of Angmering residents
D3	Awards will not generally be given to individuals
D4	Awards must be used for or towards the specific project or item applied for.
D5	Awards will not be given retrospectively.
D6	Upon completion of the project, evidence must be provided that the award was used appropriately

Section E

Name of contact for grant purposes	MR. RON HANMORE
Position of contact	CHAIRMAN
Full contact postal address, including postcode.	27, THE HOVE LITTLEHAMPTON BN17 6PS
Email address and website (if applicable)	Ron Hanmore 64 @ TASCAL.CO.UK
Telephone number of contact	01903 721088
Total Project Cost	£1021.14
Amount of grant applied for	£500.
Where is the remainder to be financed from?	own own funds
Cheque to be made payable to	ANGMERING Sports + Recreation Association
Purpose for which the grant is needed (Supporting evidence may be provided on a separate sheet, if necessary)	TO PURCHASE new goals TO replace goals Damaged by Vandalism.
How many Angmering residents in organisation?	of the adult teams approx - 50. 100 youth members. Plus Managers & Committee members.
How many Angmering residents will benefit from the grant?	The adult FOOTBALL members plus YOUTH under 14-15-16's. 100 approx.
If you received a grant from the Parish Council during 2014-2015 please outline how the grant was spent	N/A.
Signature	
Date	31/8/17.

ANGMERING PARISH COUNCIL

Balances Outstanding as at: 31-Aug-17

	£	£
Long Term Investments		
Consolidated Stock		96.00
 Bank Accounts		
Lloyds Bank Business Account	14,839.82	
Lloyds Bank Current Account	13,389.04	
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	
	403,228.86	
 Petty Cash Imprest Account	55.19	
 TOTAL BANK BALANCES AVAILABLE		403,284.05
 Public Works Loan Board		
Outstanding Debt - Office		-

2017/2018 Budget Monitor

31 August 2017

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

Income	Revised Budget £	Actual to Date £	Proportion of Total £	Comments
Precept	(316,800)	(158,400)	50%	
Grants & Donations	-	(12,390)	0%	Operation Watershed work to be done in 2017/2018
Section 106 & CIL Income	-	-	0%	
Interest & Investment Income	(10,100)	(3,053)	30%	
Other Income	(1,300)	(4,089)	315%	
Total Income	(328,200)	(177,932)	54%	
Expenditure				
Employees Direct				
Salaries, NI & Pensions	173,200	68,622	40%	
Employees Indirect				
Staff Travel, Subsistence & Training	1,250	261	21%	
Supplies & Services				
Office Building Running Costs	2,900	878	30%	
Office Maintenance, Improvements & Equipment	1,050	345	33%	
Office Running Costs	8,700	3,576	41%	
Newsletter	5,700	10	0%	
Books Publications & Subscriptions	2,700	2,166	80%	SSALC Subscription is the main one, paid at 1st April for the year.
Protective Clothing, Tools & Equipment	1,200	301	25%	
Bank Charges	20	-	0%	
Room Hire	700	393	56%	
Event Costs	5,000	1,219	24%	
Advertising	25	-	0%	
IT Support, Software and Equipment	4,800	1,922	40%	
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

31 August 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	3,503	100%	
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	13,630	91%	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	688	22%	
Loan Charges	-	-	0%	
Transfers to Reserves	58,322	-	0%	
Capital Improvements	-	-	0%	
Total Expenditure	319,892	151,575	47%	
Total Net Expenditure/(Income)	(8,308)	(26,357)	317%	

General Reserve

Balance b/f	(92,492)	(92,492)	
Less: Net Expenditure/(Income)	(8,308)	(26,357)	Assumes adjustment agreed to bolster General Reserve
Balance c/f	(100,800)	(118,849)	

RECEIPTS AND PAYMENTS SCHEDULE

Aug-17

Receipts

Date	Payee Name	Reference	Total £	VAT £	Net £
02/08/2017	CCLA	BGC	4.05	-	4.05 Interest
09/08/2017	Lloyds	BGC	3.84	-	3.84 Interest
10/08/2017	UK Power Network	500064	820.51	-	820.51 Repair of Verge in 2014
23/08/2017	Srrey Hills Solicitors	500065	30.80	-	30.80 Refund
TOTAL RECEIPTS			859.20	-	859.20

Aug-17

Payments

Date	Payee Name	Reference	Total £	VAT £	Net £
02/08/2017	Allstar	DD505	39.17	6.53	32.64 Van Fuel
02/08/2017	Conxserv	DD0509	42.00	7.00	35.00 Website Hosting
05/08/2017	Adobe	DD0501	21.14	3.52	17.62 Conversion System
08/08/2017	Biffa	OL260717	255.14	42.52	212.62 General & Green Waste Collection
08/08/2017	Sovereign Alarms	OL260717	1198.63	199.77	998.86 Community Centre Alarm Repair
08/08/2017	Stubbs Copse Woodyard	OL260717	141.10	23.54	117.56 Green Waste
08/08/2017	Sussex Fencing	OL260717	230.00	-	230.00 Fence Repair
08/08/2017	Travis Perkins	OL260717	136.70	22.78	113.92 Concrete & Tools
08/08/2017	Viking	OL260717	83.04	13.84	69.20 Consumables
08/08/2017	Vita Play	OL260717	2624.64	437.44	2,187.20 Steel Swing Replacement (Insurance)
09/08/2017	Allstar	DD0504	65.08	10.85	54.23 Van Fuel
15/08/2017	DMH Stallard	Card0502	2053.21	2,053.21	- VAT on Legals for NMA
15/08/2017	BT	DD0508	146.64	24.44	122.20 Office Broadband
15/08/2017	DLL Financial Solutions	DD0514	502.52	83.75	418.77 Photocopier Lease
16/08/2017	Angmering Village Hall	OL140817	35.00	-	35.00 Room Hire
16/08/2017	Biffa	OL140817	22.18	3.70	18.48 Recycling Collection
16/08/2017	DMH Stallard	OL140817	3024.92	500.38	2,524.54 Judicial Review Costs
16/08/2017	Ferring Nurseries	OL140817	1617.80	269.64	1,348.16 Flower Bed Maintenance June & July
16/08/2017	Fitzpatrick Woolmer	OL140817	2334.60	389.10	1,945.50 Fingerpost Renewal
16/08/2017	PKF Littlejohn LLP	OL140817	1200.00	200.00	1,000.00 External Audit 2016/2017
16/08/2017	Sompting Village Morris	OL140817	50.00	-	50.00 Fair Dancing
16/08/2017	Stubbs Copse Woodyard	OL140817	207.50	34.61	172.89 Green Waste
16/08/2017	Travis Perkins	OL140817	30.62	5.10	25.52 Tools & Clothing
16/08/2017	SAGE	DD0510	59.40	9.90	49.50 Accountancy
18/08/2017	Employees	OL180817	8,258.18	-	8,258.18 Salaries
18/08/2017	HMRC	OL180817	2,570.51	-	2,570.51 Tax/NI
18/08/2017	WSCC Pension Fund	OL180817	2,938.05	-	2,938.05 Pension Contributions
18/08/2017	Vodafone	DD0503	53.11	8.85	44.26 Mobile Phone
22/08/2017	SCS	DD0507	85.52	14.25	71.27 Telephones
24/08/2017	Land Registry	Card0501	18.00	-	18.00 Registry searches
24/08/2017	Giffgaff	DD0502	5.00	0.83	4.17 Emergency Mobile
25/08/2017	BT	DD0512	28.63	4.77	23.86 Village Hall Broadband
29/08/2017	Active Grounds Maintenance	OL210817	900.00	150.00	750.00 ASRA Pitch Maintenance
29/08/2017	Biffa	OL210817	220.21	36.70	183.51 General & Green Waste Collection
29/08/2017	Came & Co	OL210817	11202.82	-	11,202.82 Insurance Premium 2017/2018
29/08/2017	Dormation Ltd	OL210817	96.00	16.00	80.00 Community Centre Door repairs
29/08/2017	Huxley's Birds of Prey	OL210817	225.00	-	225.00 Fair Attendance
29/08/2017	Play Area Inspection Company	OL210817	420.00	70.00	350.00 Play Area Inspections
29/08/2017	Focus	DD0513	323.17	53.86	269.31 IT Support
30/08/2017	Allstar	DD0506	35.04	5.84	29.20 Van Fuel
31/08/2017	Utility Warehouse	DD0511	89.77	4.55	85.22 Energy
TOTAL PAYMENTS			43,465.23	4,696.88	38,768.35