

Town and Parish Clerk Meeting Notes
29 November, 2016

Yapton Parish:

Q. When should the Neighbourhood Plan be reviewed?

A. Now is the time to look. The Council is reluctant to define numbers on your behalf, the preferred approach is to identify a global picture and determine the numbers at a later date. We welcome conversations with Town and Parish Councils.

Q. There needs to be a clear understanding of the preferred process identified in the Local Plan Sub-Committee report to show if it will run in tandem with the Neighbourhood Plans or not?

A: In the short term it is impossible to run in tandem as the Council need to be seen to be boosting the Housing Land Supply, and can't delay the process with consultation related to the investigation of different options. However, in the long term if the Neighbourhood Plan is kept up to date with the latest evidence, is proactive, prepared in an identified timescale, we can be partners.

It is worth remembering that the Council is proposing to identify a global figure for the Town and Parishes to look at within a specific timeframe. We have stated that the LPA will prepare a DPD for those Town or Parish Councils not allocating a Neighbourhood Plan site. Commitments and timescale are needed by the Inspector who wants certainty.

Climping Parish:

Q. Are you counting any planning permissions within the numbers presented?

A. The projections include planning permission which amount to approximately 3,500 permissions. Not all will be developed within the next 5 years.

Q. What is the difference between the 'policy off' and 'policy on' position regarding numbers?

A. We currently have 2.85 years of housing provision with the policy on position, and 2.12 years with the policy off position.

Strategic development sites amount to approximately 2,500 units in the first five years. Delivery is linked, partly, to infrastructure implications and provision.

Environmental constraints will determine the plan figure and what is allocated. This element of work is undertaken before deliverability is considered.

Walberton Parish:

Q. Is the Arun preference for Parish Councils to take the lead, as opposed to the Local Plan Sub-Committee report approach regarding the preparation of a 'small sites' DPD? The Parish has already met their needs, are meeting more than their needs, and negotiating the Fontwell application. Is the decision to take the recommendation for Parish allocations a clash with localism?

A. Option 2a of the Committee Report identifies a formal review of the Town and Parish allocations, which are based on the draft Local Plan. Such an approach will take time to implement. Using a global figure to incorporate into the plan is the District Council preference which is discussed in the Committee Report. Once this figure is identified, Town and Parish Councils can be proactive and allocate sites in their Neighbourhood Plans.

Walberton Parish:

Q. Are you asking Parishes to take the lead in dealing with submissions? As the Parish don't know what the figure for the Parish should be, or what to accept?

A. We don't know the answer to this as we have not asked our members yet. You will have to seek to deliver the maximum number of units like the Local Plan.

Littlehampton Town Council

Q. Littlehampton Town Council have looked at every piece of land within their administrative boundary. The actions they now take depend upon the content of the HELAA. The draft Local plan identified a figure of at least 200 for the Neighbourhood Plan. 1,500 is a lot to find.

A. HELAA is the starting point of the process, as it identifies 'potential', but much more testing is required of a site before it is allocated or granted planning permission. The HELAA will be refined and amended over time to reflect the latest information available to the Council.

Angmering Parish:

Q. Has there been a change in the designation of the sites, as one of them is no longer identified as being strategic?

A. No change has been made.

Walberton Parish:

Q. Neighbourhood Plans were produced with grant aid. How do Town and Parish Councils amend their plans with no additional money available?

A. We have approached DCLG to renew grants for groups so that they are able to revisit their Neighbourhood Plan. In addition, it is worth noting that the legislation is also changing regarding the process to follow when updating a plan.

Bersted Parish:

Q. What happens if a site is identified as being strategic? How are local people involved?

A. If a site is identified as being a strategic allocation; the Parish Council will be involved all the way through the process – before any planning application is submitted, during the application process and the construction phase.

Q. Can you link additional need to local need for a specific Parish?

A. We are assessing the needs of the district as a whole for the Local Plan.

Climping Parish

Q. Can there be a simple, easy to understand paragraph regarding the issue of the housing numbers and supply?

A. Yes, that can be prepared.

Q. What if the density of the HELAA sites is not met?

A. The density for each site has been calculated using information provided by the Council's Viability Consultant. This information allows sites to be assessed on a level playing field. It is acknowledged that if any HELAA sites do come forward for planning permission, their density may differ: ultimately, some figures will be higher and some will be lower.

Angmering Parish:

Q. The colours of the HELAA sites (on the map) are not helpful for people who are colour blind, can this be dealt with?

A. We will look into this, and see what we can do.

Climping Parish:

Q. Are the HELAA sites assessed cumulatively?

A. No, the sites are assessed individually. It is worth remembering that this is a broad level assessment based on whether the sites are suitable, available and achievable. Further work would be required if a site is to be considered as part of a planning application, as a Neighbourhood Plan or Arun Local Plan allocation.

Bersted Parish:

Q. If sites are identified as deliverable won't they will be snapped up by developers?

A. If the sites are identified as either deliverable or developable it is because they have been promoted for development by a developer or similar. As a result, you could say there is developer interest already in such sites.

Q. Will there be a partnership between the Town and Parishes and the District?

A. Not in the short term, but in the long term, yes. We need to prove to the Inspector that we are doing all we can to deal with the housing land supply. Unfortunately, there is not enough time in the short term for the partnership to happen.