

QUESTIONS & ANSWERS FROM PARISH CLERK MEETING 25.1.17

(Below is the agenda for reference and then the questions that arose from this.)

**Parish Clerk Liaison Meeting
25 January 2017
9.30am – 12.00pm**

Purpose of meeting:

- To ensure continued liaison with Parish and Town Councils regarding the emerging Arun Local Plan and evidence based reports.

Draft Agenda:

1. Local Plan Update / evidence Base Progress
2. Housing trajectory
3. Contribution from Neighbourhood Plans
4. Q&A
5. AOB

QUESTIONS AND ANSWERS

(Notes have been made, where possible, of the range of questions asked at the meeting and the answers given below).

Q: *What considerations have been looked at within the Transport Study? Has it taken into account the increase in traffic due to the increase in number of homes and infrastructure?*

A: This process is not designed to resolve existing problems or make them worse. We are required to provide high level information by the NPPF, and as a result, this study is modelled on traffic movement.

The County Council Highways department require Transport Assessments to look at individual situations in more detail.

Q: What is the design philosophy on these roads?

A: The test is whether there is a high percentage increase in delays. Once the design for mitigation is developed, it is put in the model, and the results provided. This does not mean there will be no impact; just that it will not be severe. Planning applications may deliver much more than the Local Plan will at strategic level and it will consider in much more detail specific impacts.

Q: Has the model included other forms of transport? Will Southern Rail increase their service and how will it affect gate crossing times?

A: The model includes a degree of user trips made by means of transport other than car, but this is down to consumer choice. Southern Rail has not indicated whether they will increase their number of trains.

Q: Does the Transport Model include extra car parking for the increased infrastructure?

A: This model is based on traffic movement. The County Council will look at these requirements through planning applications.

Angmering Parish Council spokesperson recommended to the group that the Parishes engage in the S106 discussions for individual applications as this has helped significantly in the balance between good relationships with developers and delivery of infrastructure etc within the Parish requirements. This was quoted as a good example of what can be achieved at a local level.

Q: We are concerned about NP figures and the shortfall. Either we all review our NP to include this 1200 shortfall or you come to us with a DPD. What's in it for us?

A: Whilst there are funds available to review a NP, we are engaging with DCLG as to how a partial review of a plan can be undertaken with regard to process. However, the proposal to remove NP numbers is an important point. We need to work towards this 1,200 shortfall together and we need you all to determine what your share of this shortfall will be, if any. There are sites available, as demonstrated by the HELAA, which is constantly changing. We need you to identify what is a sensible number for you based on your locality. It will strengthen the Local Plan with an inspector if we are able to show where the extra 1,200 will be dispersed.

The Chairman informed the group that this was a very important part of the process and the involvement of all Parishes and Town Councils is vital.

Q: Will Arun give more support to Parishes with regard to speculative applications?

A: Yes – if the LP gets adopted by being able to demonstrated fulfilment of the 5 year housing supply requirement, then ADC will be in a much stronger position to

resist inappropriate speculative applications. We want to work with parishes and Town Councils in order to be able to deliver the number of housing required. The LP examination is in 2017, and at that stage we will need to demonstrate to the Inspector that we have a process by which we have identified these sites, and are working together to achieve the figures required. By this stage the shortfall figure may have already reduced if planning applications are able to be granted permission.

Q: *Some sites are outside the BUAB. Can these be included?*

A: There is no formal process to do a partial review, however the sites can be included in a DPD and the numbers will be deducted from the 1,200 shortfall.

Q: *We need some clear leadership. Who will that be and what happens next?*

A: We will need to come up with a process that everyone is happy with. We will write to you in February to ask whether you want to identify sites yourselves, or you want ADC to tell you which sites will be used based on the information that we have. Once we have received your reply we can work with each Parish / TC individually.

Q: *Neighbourhood Plans*

What are the benefits of NP and what guidance is available for an NP review?

A: NP's are not just about housing figures. They are about encouraging development, protecting services and facilities and shaping the area to your needs. The framework in the plan tells the Development Control Officers what is required should development occur, which is demonstrated in your evidence base. Many parishes have used their plans to support their residents, as in the case of Bognor Regis who is looking at a large regeneration programme and Ferring who used Community Right to Build Orders to protect their community needs.

The maximum available for NP review is £9k. We have written to DCLG and invited them to this meeting, but have not had a reply to date. We are trying to establish if we can get reviews through examination without having to go through referendum. However, there needs to be a clear indication of what the issues will be in undertaking such reviews, as they will be very significant. It is considered that the Council requires a legal view on this issue as further evidence base will be required.