



REPORT TO COUNCIL

Date: 13 March 2017
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Subject: Masterplan Working Party

Planning for Angmering's Future

Masterplan Overview & Situation Report

Background

1. Arun District Council has struggled to construct a Local Plan since 2008, with changes in Regulations, Governments and Neighbourhood Plans affecting each attempt to put a Plan together. 2011 was the year around which the start of the Plan should have been produced. Since that year planning applications have been compared with a set of reserved policies from the now-defunct 2003 version of the Plan, policies that are afforded less weight with every year that passes. In the meantime, the Angmering Neighbourhood Plan was put together and formally 'made' in March 2015 with locally acceptable policies against a background District requirement of 585 units per annum. The level of development in Angmering was expected over the same period was to be 600 on strategic sites, plus 100 allocated within the Neighbourhood plan.
2. Having put the 2015 version of the Local Plan together, Arun District Council was instructed by the Inspector to investigate the Objectively Assessed Need (OAN) that they had assumed behind the overall numbers in the Plan. The result has been the conclusion that to cover the OAN (919 pa), the District Council has to find land for an average of 1,000 per annum, effective from 2011 to 2031, or 20,000 overall. From 2011 to 2016 an average of around 600 has been achieved, meaning that there is a degree of catch-up required for the period to the end of the plan – 2031. In addition to this there should be a total of 5 year's-worth of land available at any time – around 5,000 for ADC and it only has around 3,000 available currently. This outlines the need for ADC to be looking for more building sites than it was two years ago and explains why the Housing and Economic Land Availability Assessment (HELAA) produced in 2016 has a large number of potential plots in Angmering for development in the next 15 years.
3. The current position is that the developments earmarked for the original 600 homes, labelled as **strategic** by ADC, have so far produced detailed planning applications for 400 homes all of which have been built or are in the process of being so, but this does not include Manor Nursery, Pound Place or the Rugby Club which would produce another 300 between them. To date, none of the 100 allocated within the Neighbourhood Plan have been granted planning permission.
4. ADC have therefore had to reset the starting position for the HELAA, with the principle being that a new set of **strategic** sites (defined as being those that area available, deliverable and bigger than 300 dwellings) are defined and the remainder of the requirement over the 15 year period left of the plan would be supplied by means of a set of **small sites** which would have to be deliverable in the time allowed. The **parish allocation** element of the original plan

(100 for Angmering) would be withdrawn, and parishes were then asked to draw up their lists of **small sites** to provide the balance. It has been quite clearly stated that, if parishes do not come up with the **small sites** list, it will be imposed on them.

5. For those parishes that have a Neighbourhood Plan in place, the natural extension to this exercise is to revise their Plan to accommodate the changes, but this was not allowed for in the original legislation, a point Rob Martin has made to ADC officers a number of times. The Neighbourhood Planning Bill is currently going through Parliament and will be law in short time, and this will allow such revisions, albeit with as yet undefined restrictions on how much can change before requiring the whole process to be repeated, including a referendum.
6. The overall idea is that the sites chosen as **strategic** by ADC were taken as given and the parishes would be just asked to concentrate on the **small sites**. The reasoning behind this is that, although it is often stated that the HELAA is not policy, ADC officers want to be able to approach the promoting developers/landowners to put in early applications to make up the 5-year list. **There is a need therefore to act quickly.**
7. It is clear that ADC view the label **strategic** as a way of determining a fixture in the numbers of houses that can be provided, some as quickly as they can. Looking at the Angmering picture alone, it is quite clear that the existence of three of the four sites have developers straining at the leash to put applications in and this is what has determined their place on the list. The fourth site is the rugby club, which was the large strategic site earmarked as such three years ago, that had a developer interested at the time, but now does not. The three so designated in the north of the village are quite clearly discrete sites with only one fitting the criteria on its own and each having their own challenges with no real link between them. The whole thing is a construct to pander to the developer's pressure with the obvious threat that they will apply, go to appeal and win because ADC does not have a 5-year supply.
8. This is clearly not a reference to any **Plan Strategy** because the whole exercise deals only with housing numbers and nothing else. It is obvious that ADC need guidance on the production of a **Development Plan** with the concept of having a **Strategy** underlying that to deliver jobs and infrastructure as well. This is what this exercise is all about, applied to Angmering. The idea is to come out at the end with a Plan to deliver some of the required houses whilst also keeping the principles within the Neighbourhood Plan alive.
9. The starting point has to be to challenge the application of the **Strategic** designation of the sites, given their discrete nature. Removing a site from the strategic list means that this causes ADC a problem because they are assuming the numbers that result as a given early in the programme.
10. The numbers ADC are assuming will be delivered from the HELAA **strategic** site are as follows:-

Site Name	HELAA Numbers
North of Water Lane	550
South of Water Lane	175
Between Arundel Road & Dapper's Lane	75
Total North Angmering	800
Rugby Club	250
OVERALL TOTAL	1,050

11. It is possible that the eventual development of the Rugby Club will happen, although this will not be immediate it could be within the life of this Local Plan, but this is not guaranteed. The NP Revision will assume this will not happen in the life of the plan.
12. What is needed is a **Masterplan** to cover all future development in Angmering, using the made **Neighbourhood Plan as its core**.

Current Situation Review

13. The working party was set up to look at what could be done to initially respond to the ADC request for a list of small sites, from those identified on the HELAA, and then to possibly extend this to a review of the Neighbourhood Plan.
14. It is important first to rationalise what our constraints are in this exercise and look at what we might be successful in achieving.
15. From ADC's point of view, they have allocated HELAA sites 96, 96a, 109 and NEWA13 as being the **Strategic** sites. In their eyes, these are not on offer to be accepted or rejected, and the discussion is about the rest of the sites on the HELAA.
16. In addition, our stance is that we should look at all of the suggested sites in the light of the Neighbourhood Plan, in particular Map A8 – in which we stated then what we would, or would not consider for the future. This is an important benchmark because our Judicial Review was based on the same argument and the ability to just **Review** the NP rather than rewrite it will also be measured this way.
17. The ADC **Strategic** sites are being considered and there is at least one of these, south of Water Lane, that looks to be unsustainable taking into account the evidence provided by ADC and that in our possession, particularly on flooding.
18. The next part has been to look at the other 'small sites' and to consider each in the light of its suitability and what might be the effect in terms of jobs and infrastructure.
19. The third section has been to look overall at what infrastructure requirements there will be if the developments take place, not just to mitigate the effects of development, but also to put right some of the problems in existence already.
20. This is a complex situation and the aim is to make the best of a bad job, but the end result will attempt to build on the work done to date in putting the Neighbourhood Plan into place.

Rob Martin
13 March 2017