

**Minutes of the meeting of Save Angmering Village (SAV)  
held in Angmering Community Centre on 25<sup>th</sup> March 2012 3pm – 5:30pm**

		Action
	The meeting was attended by about 200 people: Save Angmering Committee members, 168 members of the public who signed in, and as observers: Cllr Julie Hazlehurst (ADC), Cllr Dudley Wensley (ADC), Paul Bicknell (ADC) and Angmering Parish Councillors: Pat Turner, Bob Gillett, Susan Francis, Sylvia Verrinder, Julia Graham. 7 apologies were received by email	
1	<u>Sue Ware</u> opened the meeting with updates.	
1.1	SAV have 1100 green voting forms. 5 are “for” development, and the rest are “against”. SAV have over 640 people on the email list.	
1.2	Stage 1 was the A4 white voting forms to gauge feeling. 300 returned, only 1 in favour provided we get the A259 dualled and a new school (which we know won’t happen as a direct result of the development)	
1.3	Stage 2 is the green votes to indicate to APC the villagers’ views so it can no longer remain “neutral” and “impartial”	
1.4	Stage 3 if/when the planning application is submitted we will each need to write individual letters of objection which must be on planning issues not just statements like “because it will spoil Angmering”. Billingshurst hired a hall and had computers and printers and helped people write their letters and SAV plan to do something similar. Cllr Verrinder stated in an email that if more than 1500 letters of objection are sent to ADC then the proposal must go back to the drawing board and hopefully delay the urgent rush to build.	Action
1.5	At the Barratt/David Wilson Homes (B/DWH) exhibition yesterday Sue had been told by a representative that ADC were “pushing” for them to put in their planning application by the end of May. He mentioned the 5 year land supply at the same time so perhaps it was something to do with that? (Cllr Hazlehurst said she’d not heard of ADC pushing for the application)	
1.6	B/DWH also told her there would probably be more exhibitions as they work on the villagers’ comments from this second exhibition. The B/DWH boards/representatives stated of the 90 affordable homes 63 would be bought by a housing association (currently negotiating with Affinity Sutton which is not from Sutton, that is just their name) and 27 would be shared ownership; the three schools are “at capacity”; “Beyond our capability” is the dualling of the A259- “cost and not currently prioritised by Highways Authority, needs larger development to support” and a by-pass exit “3 <sup>rd</sup> party land issues, Cow Lane pathway and byway open to all traffic, proximity to the National Park, must not create direct traffic link through site to by pass” Sue was told that the National Park Authority objects to the lighting that would be necessary. The traffic survey was for 1 week starting 1 <sup>st</sup> March (not half term). 5 cameras ran for 1 week between 8am and 6 or 7pm each day. There were no cameras on Arundel Road or Weavers Hill/Water Lane	
1.7	B/DWH told Sue the Section 106 money for highways and education could be given to ADC not WSCC (note: Cllr Hazlehurst disputed this, saying she’d not ever heard of this being done); improvements to the village (eg perhaps traffic calming tables, changing the priority of Roundstone Lane at the Nursery Road junction, making Weavers Hill one way going up the hill) would cost £200,000. The estate would generate £1.2 million so £1million could go into the “pot” towards dualling the A259 if WSCC wanted to do it. There would also be £¾ million to education but the rep stated this would not be enough to build a school. The £700,000 received by WSCC for a new school when Bramley Green was built has been used to extend St Margarets. The money would be drip-fed (with a time limit) so the money would not be given up front before development began.	
1.8	Sue stated that she had been told that Nick Herbert was at the B/DWH exhibition and had come for a meeting with one of their representatives but that he’d not turned up	
1.9	Sue mentioned the Community Led Neighbourhood Plan that is being written, but won’t be ready until the latter part of 2012. Questionnaires will be going to everyone in the parish and from the answers the Plan will be written. Every home will get a copy of the final document and there will be a referendum to see if the parish want to adopt that version as the plan for Angmering which will become policy at Arun District Council.	
1.10	Sue stated that the person writing the housing part of the Neighbourhood Plan is in favour of large-scale development and has his own company who are “land agents and development consultants..advising and disposing of development land and new homes” although he has not shown any bias at meetings of the Housing Needs and Development Working Group of the Neighbourhood Plan <i>[post meeting comment: SAV understand that APC are to get all members of the Community Led Plan to sign declarations of personal interest at each of the next meetings of the groups.]</i>	Action

<p>1.11</p> <p>1.12</p> <p>1.13</p> <p>1.14</p> <p>1.15</p>	<p>Cllr Hazlehurst's email to Nick Herbert MP was displayed at the meeting. In it she states she does not think the two existing primary schools should be extended, and that the land for the school in Bramley Green remains vacant as an "education site". She suggests a land exchange - St Wilfreds move to Bramley Green and then WSCC put houses on the St Wilfred's site. This is her personal solution to no new school, spread the existing two schools, reduces traffic.</p> <p>In the email Cllr Hazlehurst also states that "the first draft of the neighbourhood plan shows that residents will support new housing between Roundstone Lane and Angmering by-pass either side of Worthing Rugby Club. This has been shown to the residents but NOT accepted or rejected by them. This draft plan falls in line with Barratts Proposal".</p> <p>Some received an open letter from Graeme Duckworth. This and Sue's reply were displayed at this meeting. The addresses may have been obtained from an early SAV email, and Sue apologised if this turns out to be the source of the addresses. SAV are investigating this. <i>[post meeting comment: email addresses were from an Allotment Society email not one of SAV's]</i></p> <p>Sue had heard that the land east of Dappers Lane was also being prospected yesterday</p> <p>Bovis Homes had been making enquiries of the landowners opposite the VHB site on Tuesday last. Sue had asked the owner of Apple Hire (who stated to her that he had the paperwork from Bovis Homes) whether he was considering selling. He stated that he'd made his money from selling land for Bramley Green and he does not plan to sell to Bovis.</p>	<p>Action</p> <p>Action</p>
<p>2</p>	<p><u>Cllr Julie Hazlehurst</u> then explained about the Planning Process once an application is received</p> <ul style="list-style-type: none"> <li>• Once the application is received there is a 6 week length of consultation by ADC and APC, although a large application can take longer</li> <li>• APC is asked for its views</li> <li>• 6 objections are needed for the application to come before the full Planning Committee</li> <li>• 6 speakers (3 in favour and 3 against) are each given 3 minutes to speak and are listened to in silence</li> <li>• the Councillors will then debate and ask questions</li> <li>• usually more than one application is heard at one Development Control meeting</li> <li>• in the case of large scale development applications (eg 1200 in Littlehampton) there was one meeting devoted to that application only. Public can attend but only 6 people can speak- each for 3 minutes.</li> </ul>	
<p>3</p> <p>3.1</p> <p>3.2</p> <p>3.3</p> <p>3.4</p>	<p>Answers to the 7 questions</p> <p>Q1. 171 have requested social housing in Angmering, but how many are from Angmering?  A ADC and APC keep saying they don't know. SAV are finding out (freedom of information) <i>[post meeting comment: ADC confirmed "Of the 171 applications who have Angmering as their first choice 42 currently live in Angmering, with 18 of these being in housing need".]</i></p> <p>Q2. Are people from Croydon coming to fill the 90 affordable homes proposed?  A ADC and WSCC have denied all knowledge. APC said when Bramley Green was proposed there were rumours that social housing was for people from Vauxhall</p> <p>Q3. Is St Margarets School to be extended? Is there a problem with the land to extend?  A APC have no knowledge of this. The land is owned/held in trust by the William Older Trust.</p> <p>Q4. There was a "walkabout" by Councillors in Angmering to identify potential sites. What was the outcome? What land was identified and for what use?  A Cllr Hazlehurst stated that the 3 ADC Councillors toured the parish by car with Nigel Lynn to tell him what was important to us. It wasn't about potential housing, it was about getting to know us. Nigel Lynn is doing the same all over Arun.</p> <p>Q4 SAV were actually asking about a meeting on 21<sup>st</sup> February 2011 with Simon Meecham (Policy Manager – Planning and Housing Strategy Arun District Council), an APC Councillor and the chair of the Housing Needs and Development Working Group of the Community Led Neighbourhood Plan. This is referred to in the Minutes of the 29 February meeting of the CLNP Housing Needs and Development Working Group (on the APC website)  A <i>[post meeting: Arun are re-examining sites previously considered in the SHLAA report as less suitable for development. The results of this exercise, together with the results of a new housing needs survey will be circulated for public consultation in March/April. Concurrently with these studies Arun is actively reviewing and revising its "saved" plan policies, and following a public consultation exercise the results together with the draft of the revised policies will be released. The Parish will have the results of the surveys.</i></p>	<p>Action</p> <p>Action</p>

<p>3.5</p> <p>3.6</p> <p>3.7</p>	<p>Q5 In view of the Parish Clerk's recent invitation to Barratts to become involved with the Neighbourhood Plan, what is the Parish Council's policy regarding association/involvement with house building Developers and Development Consultants?  A APC state "he asked the question because he knew the developers would refuse which gave more detail for the plan re investigations/offers etc. As an actual policy, I want to see the groups/council get together to decide an agreeable one, as we are being told one thing by government something else by other bodies, so it is time we made our own decision"</p> <p>Q6 How much funding has Angmering received for the Neighbourhood Plan and what is is being spent on?  A £20,000 for preparation of the Plan. Everyone is an unpaid volunteer. Only spent £2,500 so far on administrative support, room hire etc. There will be the survey (by AiRS) and legal expenses on the final preparation, and the referendum to pay for.</p> <p>Q7 Have Southern Water confirmed they have enough water to supply up to 700 homes, and the infrastructure in place to cope with the sewage created by 700 new homes?  Southern Water will comment at the time an application is made. The Neighbourhood Plan will get Southern Water to define what the current position is. The sewage system in the village is under strain and needs serious upgrading.  B/DHW boards stated "Southern Water re foul capacity &amp; flooding they reiterated there is sufficient capacity in the network"</p>	
<p>4</p>	<p><u>Cllr Dudley Wensley</u> explained about the plans for Ford Eco Town being rejected. It never reached Planning Application stage, ADC looked at it before it reached this and it was rejected as unsustainable.</p>	
<p>5</p> <p>5.1</p> <p>5.2</p> <p>5.3</p> <p>5.4</p> <p>5.5</p> <p>5.6</p> <p>5.7</p> <p>5.8</p> <p>5.9</p>	<p>Additional comments by <u>Cllr Julie Hazlehurst</u></p> <p>The land either side of the A259 is owned by WSCC but funding for dualling is a problem. The Developers of the new developments in Littlehampton have contributed and Morrisons contributed (£1 million) to the Lyminster by-pass. The roadworks at Crossbush will make it so that the traffic will go onto the A27 and not need to come to the Angmering roundabout on the A259. Cllr Hazlehurst's personal opinion is that traffic is queued through the village in Station Road because it takes longer to find a gap in traffic in order to get onto the roundabout. If the A259 was dualled it would mean cars would travel continuously, and cars from Station Road wouldn't be able to get out onto the A259.</p> <p>Regarding social housing need, these figures are on the website. 171 as Bands A-4, B-7, C-57, D-103, where Band A is the most needy. These figures can change as peoples' needs change.</p> <p>ADC say Angmering's housing quota is 100 houses over 15 years. Barratts are proposing 301 over 5 years.</p> <p>Developers will say that it is not good to have all your eggs in one basket, so you should spread the new houses between all areas in the District. It is not necessary to do this.</p> <p>The Developers only pay WSCC a bit at a time, not all the money at once. ("salami slicing")</p> <p>Education money for Angmering comes from WSCC</p> <p>It is not a done deal. ADC have successfully stopped a McCarthy and Stone development – one of only two District Councils in the country to have done so</p> <p>At the Neighbourhood Plan Drop-ins it appeared to Cllr Hazlehurst that the Neighbourhood Plan was in favour of large-scale developments. The area on the map was ringed to include the land in question.<i>[SAV to find out more about this]</i></p> <p>Cllr Hazlehurst suggested SAV contact the two Head Teachers of the schools to find out the numbers of pupils pre and post the Bramley Green development.</p> <p><i>[Post meeting: Cllr Hazelhurst asks that SAV find out from the two Head Teachers, students and parents what they think about expanding the schools again]</i></p>	<p>Action</p> <p>Action</p> <p>Action</p>

6	<u>Questions and suggestions raised by villagers</u>	
6.1	<p>Q Is ADC in it for the money?</p> <p>A ADC get 11% of the Council Tax and this is used up in providing services. No extra money is in it for ADC. There is the “New Homes Bonus” which the government give the Council for every new home that is built. (The government match the council tax raised on each new house for six years.)</p>	
6.2	<p>Q Could we have a public meeting at the ADC Planning Decision Stage?</p> <p>A Only 6 people can talk, each for 3 minutes. If you want more, ADC/APC would have to hire a hall and there is not a requirement to do this. Littlehampton had a special Development Control meeting where only 1 development application was discussed. Normally there would be more than one development discussed at a Development Control meeting.</p>	Action
6.3	A villager suggested when SAV email/drop about writing a letter of objection can we put in that everyone should ask if the Development Control meeting could be a public one.	
6.4	The Neighbourhood Plan was discussed briefly. (1.9, 1.10, 1.12 above) The villagers indicated that they would like the Housing and Development Working Group to have an open public meeting to discuss development in Angmering.	Action
6.5	Villagers were “for” a demonstration. It was decided that the best time for this would be if/when B/DWH put in their Planning Application. Placards and Press to be arranged by SAV.	
6.6	<p>People wondered if B/DWH’s traffic survey was independent. There was strong feeling that we should do our own independent traffic survey and those wishing to help were asked to leave their contact details. As well as Arundel Road, Weavers Hill/Water Lane one lady asked for a camera in Downs Way where the traffic was very bad. SAV to organise a meeting of those willing to form the traffic survey team.</p> <p>A gentleman has written several letters to WSCC, asking that “weight restriction” and “village only traffic” signs are put up so that large lorries could no longer come through the village. He has been fobbed off and not given a satisfactory answer.</p>	Action
6.7	A lady suggested that SAV employ a professional (solicitor or planning consultant) to prepare the village’s case against the development. A show of hands indicated that people were prepared to contribute financially to this. SAV is non-funded, and only have £200 from donations in the bank at the moment. SAV will contact SOSA (Save Our Sussex Alliance) for professionals who have had experience of this and get quotes and put them to the public to see if the cost is acceptable before proceeding.	Action
6.8	It was suggested that to raise funds, SAV should have membership status with members asked for £10 membership fee.	Action
6.9	<p>Sylvia Verrinder Honorary Secretary of the Angmering Society stated the Society must represent all its 600 members and act on their behalf; some of whom may be in favour of the development, therefore the Society cannot be seen to be either for or against such projects. However The Society will be making representation to ADC Planning Dept when the application is posted. Therefore The Society will be holding a planning meeting shortly to discuss the proposed development(s) and on behalf of its membership, its responses to ADC, highlighting as it did in 2009 (The Options for Growth) the impact such development would have on the village and the quality of life of its residents. A gentleman challenged the Angmering Society’s remaining neutral, and reminded us that the Angmering Society had their origins in planning development issues when they stood against the development of land at the Pigeon House. It was felt that the Angmering Society should be aware of the views of a significant number of villagers and act accordingly and appropriately before it is too late.</p>	
	The meeting concluded at 5:30pm	