

Steyning Parish Council



The Steyning Centre, Fletcher's Croft, Steyning,
West Sussex, BN44 3XZ

www.steyningpc.gov.uk
www.thesteyningcentre.co.uk

Telephone: 01903 812042

MEETING OF FULL PARISH COUNCIL HELD ON MONDAY 16th JANUARY 2017 AT 7.30PM IN THE STEYNING CENTRE

Present : Cllrs Northam, Lloyd, Willett, Howell, Hanson, Muggridge, Pearcey, Muncey, G. Sullivan, S. Sullivan, Goldsmith, Trundle, Toomey

Clerk : Carol Stephenson

Members of the Public : 14 and Cllr Barling (part) 2 Wardens (part)

Meeting commenced 7.30pm

MINUTES

FULL/16/177 177.1	APOLOGIES Cllrs Syred, Picking	ACTION
FULL/16/178 178.1	DECLARATIONS OF INTEREST AND DISPENSATIONS Cllrs S. Sullivan – member of SCOG, lives adj MPF Cllrs. Howell, Syred, Muggridge – SAYS Cllrs Lloyd, Willett HDC Councillors	
FULL/16/179 179.1	QUESTIONS FROM THE FLOOR Mr Hempleman – Sought confirmation from the Council that it will support the traders of Steyning with regards to objecting to the proposed introduction of car park charges. A. To be discussed under item 14	
FULL/16/180 180.1	MINUTES OF PREVIOUS MEETING Cllr Northam proposed and Cllr Howell seconded that the minutes of the meeting held on 12.12.16 be accepted as a true record of that meeting. Agreed	
FULL/16/181 181.1 181.2 181.3	MATTERS ARISING Noted Cllr Syred to advise if managed to make contact with Mrs Acton Noted	



Parish Clerk: Carol Stephenson
Deputy Clerk: Hazel Roxby

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181.4	See FULL/16/xx below	ACTION
181.5	noted	
FULL/16/182	WARDENS REPORT – DECEMBER 2016	
182.1	Copy of report on council's website. Council thanked the Wardens for their ongoing hard work and commitment, especially time being spent with the elderly. Clerk to invite Claire McKnight of the Police to attend Full Council on a quarterly basis.	Clerk
FULL/16/183	REPORTS FROM OUTSIDE BODIES/DISTRICT COUNCILLORS	
183.1	Cllr Lloyd – on going issue with car park charges	
183.2	Cllr Willett – HDC review of Economic Strategy – Clerk confirmed SPC response had been sent; encouraged SPC to submit application for Sec 106 monies; reminded Cllrs to look at HDC website for council information, agendas etc	
183.3	Cllr Barling : Quarry – consultation document has been sent to SPC, closing date for response 13.3.17 to be followed by Public Inquiry summer 2017. New application process for Community Highway Schemes – details to be added to SPC website. (on H&L agenda 24.1.17) Pavement improvements – road up to school has scored highly – still to be decided county wide which schemes are to go ahead, will advise when more known. Only applied to repairs to existing pavements. Disappointed to hear from Warden's report that South Downs noticeboard has been vandalised. Bramber keen to erect village gateway – SPC to see if Steyning is mentioned. Bramber keen to slow traffic in Clay Hill, supported by Police and Highways. Crime survey – cllrs encouraged to reply. Bramber looking at SID signs – SPC encouraged to write letter of support and to ask Steyning Grammar School, Leisure Centre to do likewise.	Clerk
183.4	Cllr Toomey HALC – next meeting on 18.1.17 - will update at next Full Council.	ALL ? MT
FULL/16/184	SAYS	
184.1	Waiting for next Management Committee to meet again. Emma confirmed lot of activity in Steyning and large attendance by Steyning youth to their activities.	
FULL/16/185	NEIGHBOURHOOD PLAN	
185.1	Awaiting meeting with HDC on 25.1.17 to discuss way forward. Cllr Muggridge confirmed HDC are dealing with Article IV separately, but still no progress by HDC. Cllr Lloyd asked to raise with HDC to see if can be progressed asap. Cllrs Northam and Muggridge to attend meeting at Billingshurst.	TL
FULL/16/186	BUDGETS & PRECEPT FIGURE 2017/18	
186.1	Cllr Howell proposed work ongoing and the need to arrange EOM asap. Seconded by Cllr Goldsmith. Agreed. Clerk to advise of date.	ALL Clerk

ACTION

FULL/16/187 187.1	FINANCIAL REGULATIONS Clerk advised this item has been agreed by F&C Committee on 10.1.17. Noted	
FULL/16/188 188.1	STREET CLEAN/LITTER CONTRACT Cllr Muncey advised two tenders had been received. Alternative option to hand contract over to HDC who have previously indicated this will mean a lesser service for both street sweeping and litter bin emptying than currently provided/required. Cllr Muncey proposed and Cllr Northam seconded that Contracts 1 and 2 be awarded to D. Flynn. Agreed . Improved monitoring arrangements to be put in place, to be discussed further at H&L Committee on 24.1.17, Cllr Pearcey invited to attend for that item. If any other cllr has any suggestions for improved monitoring to advise prior to H&L Committee. Cllr Muncey advised Environmental Grant to be increased by 1.5 %. Recorded vote all Cllrs in favour except Cllrs Goldsmith and S Sullivan against.	SP ALL
FULL/16/189 189.1	VACANCY ON PLANNING COMMITTEE Cllr Pearcey volunteered. Cllr Northam proposed and Cllr Willett seconded that Cllr Pearcey be appointed to Planning Committee. Agreed	SP
FULL/16/190 190.1	RURAL CAR PARK CHARGING Lengthy discussion including revelation that other parish councils had also objected contrary to information shared by HDC. Cllr Lloyd advised of Right of Appeal – would need to ascertain if the council joined local businesses in this approach if we would be jointly or separately responsible for any costs. Cllr Lloyd to try to see HDC Chief Executive. Cllr Goldsmith proposed the following “In principle this council will provide financial support to any judicial review brought by the traders of Steyning or a representative of them subject to them first providing counsels opinion confirming that the merits of the case are good”. Clerk advised would not be able to support financial commitment by this council. Proposed amendment by Cllr Muggridge who proposed “In principle this council will provide support to a judicial review brought by the traders of Steyning and/or their representative subject to them first providing counsels opinion confirming that the merits of the case are good”. Cllr Pearcey seconded this proposed amendment. Agreed . Cllr Northam proposed the council submits its objection to HDC and to do a press release. Seconded by Cllr Bowell . Agreed . The council to write to other parishes advising them of our objection. Cllr Muncey volunteered to draft objection letter and circulate for comment in time to meet deadline of 18.1.17, Clerk/Char to co-ordinate. Cllr Trundle to do press release for next week’s edition.	Clerk GM SN/Clerk LT
FULL/16/191 191.1	COMMITTEE MINUTES, REPORTS AND RECOMMENDATIONS Playing Fields Committee – Cllr Pearcey updated on current position of Rublees fence project – waiting for start date, allotment Association considering alternative options to storage container, have been reminded they need landlords consent and may need planning permission. Skips will be ordered when more known. Playground inspection – repair works ordered, quotes being obtained Grass cutting contract out to tender closing date 13.2.17.	

	Cllr Lloyd proposed and Cllr Pearcey seconded that the minutes of the meeting held on 20.12.16 be accepted as a true record of that meeting. Agreed	
191.2	Planning Committee – Cllr Muggridge proposed and Cllr Hanson seconded that the minutes of the meeting held on 20.12.16 be accepted as a true record of that meeting. Agreed . Cllr Muggridge proposed and Cllr Hanson seconded that the minutes of the meeting held on 10.1.17 be accepted as a true record of that meeting. Agreed . Cllr Muggridge reminded that SPC did not need to reply to SDNP sites and settlements consultation as did not apply to Steyning.	
191.3	Steyning Centre Committee – Cllr Willett advised it has been agreed not to hold as Film Night in December – too close to Christmas and other festivities; to replace drinks machine in foyer; legionnaires report received and being progressed; agreed to increase room hire charges by 5% from 1.4.17. Cllr Willett proposed and Cllr Pearcey seconded that the minutes of the meeting held on 3.1.17 be accepted as a true record of that meeting. Agreed .	
191.4	Finance and Community Committee – legionnaires report being actioned. Replacement CCTV camera in the High Street to be evaluated by SPC and the Police. Cllr Bowell proposed and Cllr Willett seconded that the minutes of the meeting held on 10.1.17 be accepted as a true record of that meeting. Agreed .	
FULL/16/192	COMMITTEES	
192.1	Suggested that all building maintenance issues be centralised under one committee for logistical/efficiency purposes. Cllr Willett proposed and Cllr Northam seconded to restructure current Steyning Centre Committee to include all property maintenance issues and rename Steyning Centre and Premises Committee, subject to next item. Agreed .	
192.2	F&C Committee on 10.1.17 agreed the need to review committee structure, times of meetings, quorate numbers, Terms of Reference etc. and that Clerk and Deputy Clerk to work with Cllrs Lloyd, Syred and Muggridge to undertake review. Other councillors are invited to join this group and to contact Clerk if interested.	ALL
FUL/16/193	CORRESPONDENCE AND INFORMATION ITEMS	
193.1	To note meeting and question time with Nick Herbert MP re Old Peoples Forum on 3.3.17 – Cllrs and members of the public are invited to attend. Cllr Muncey confirmed improvements to High Street toilets not yet ready to open.	ALL
FULL/16/194	DATE OF NEXT MEETING – 20th February 2017	ALL194

Meeting closed at 9.41pm

Signed Date 20th February 2017
Chairman

Steypning Parish Council



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West Sussex, BN44 3XZ

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EXTRAORDINARY MEETING OF FULL PARISH COUNCIL HELD ON MONDAY 23RD JANUARY 2017 AT 7.30PM IN THE STEYNING CENTRE

Present : Cllrs Northam, Lloyd, Bowell, Willett, Hanson, Muggridge, Toomey, Pearcey, G. Sullivan, S. Sullivan, Goldsmith

Clerk : Carol Stephenson

Members of the Public : none

Meeting commenced 7.30pm

MINUTES

FULL/16/195 195.1	APOLOGIES Cllrs Syred, Muncey, Pearcey, Trundle	ACTION
FULL/16/196 196.1	DECLARATIONS OF INTEREST AND DISPENSATIONS Cllrs. Bowell, Muggridge – SAYS	
FULL/16/197 197.1	QUESTIONS FROM THE FLOOR None	
FULL/16/198 198.1	BUDGETS AND PRECEPT 2017/18 Advice had been sought by the Clerk from the Council's Internal Auditor Mark Mulberry, who advised that the council should ideally aim to have at least 6 months of funds in its general reserves, which for SPC would be in the region of £120k. This information was shared with Cllrs Bowell and Northam. This was ratified by Cllr Bowell with the Auditor who also confirmed that it is permissible to have less based on the judgement of the council <u>and</u> as in our case, if there are other sources of income to the council. Cllr Bowell shared all this information with councillors at this meeting. Cllr Northam reminded that in his view, there is a duty on councils to deliver services to its community and therefore he considered it acceptable to have less in reserves if this meant more services/projects could be achieved for the benefit of the community. Cllr Bowell advised that all Chairs had been consulted over the budget being put before committee tonight and that they had agreed their committee's budget's	



Parish Clerk: Carol Stephenson
Deputy Clerk: Hazel Roxby

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accordingly. Cllr Howell recommended that the council wait until February/March 2017 before deciding what projects go ahead from savings /reserves. He also recommended no growth items in the budget for 2017/18 and that the council seek to keep the precept figure for 2017/18 the same as last year for the benefit of the people of Steyning but did suggest a small increase of approx 2% to reflect an anticipated increase in inflation over the coming year. Having heard this presentation and explanation, Councillors fully supported this approach. Cllr Willett **proposed** and Cllr Lloyd **seconded** that the budget and precept figure put before this committee be agreed. **Agreed unanimously.**

FULL/16/199 Date of next Full Council meeting 20th February 2017

Meeting closed at 7.56pm

Signed Date 20th February 2017
Chairman.

Steyning Parish Council

Neighbourhood Wardens Report January 2017 to date.

Crime and Anti-Social Behaviour

Crime reports.

The Steyning area has seen a burglary spree in January and early February. Entry is usually gained from rear of premises in day time hours. Often an untidy search is conducted and jewellery and cash is taken. Following this the Police have carried out additional patrols with the aim to deter any further crime, to investigate any suspicious activity seen or reported, and to offer reassurance and advice to local residents. The Police report that it has been good to find that the majority of community members they have spoken with are fully aware of these crimes and are clearly being vigilant to any suspicious activity. Unfortunately though, in most streets there are also homes that seem at much higher risk. These are the obviously empty homes, some of which have had a good car on the drive or nice belongings on show through windows. It is inevitable that many homes will be left empty for periods of time as people leave to go to work or meet other commitments, and the Police advise if you or a neighbour are in this position please consider taking some steps to help your home appear occupied during those times.

We are stepping up our foot patrols in the area and paying particular attention to properties that seem unoccupied or empty. The following is a summary of the burglaries committed.

Between the 10th and 12th January a house was broken into in Penlands Vale Steyning. Entry was gained through rear patio door, a window smashed and key used to gain entry. Jewellery was stolen.

Between the 10th and 24th January a house was broken into in Ingram rd Steyning. Entry was gained through the conservatory door which was forced and jewellery was stolen.

On 25th of January between 14.45 and 16.00 a house was broken into in Coombe rd Steyning. Entry was gained by smashing a conservatory window.

Between the 27th and 30th January a house was broken into in Castle Way Steyning, a neighbour reported a rear door and window found open, it is unknown if anything.

On the 27th January ,between 1230-1800 a house was broken into and entry was made through a rear window that was prised open. Jewellery was stolen. Police are asking if any residents recall anybody knocking on their doors at this date and time.

On the 5th of February between 1530 and 16 a house was broken into in Bramber Road, Steyning. Patio doors were smashed to gain entry and believed intruders were disturbed. A messy search was carried out and foreign currency and jewellery were stolen.

On the 7th of February a house was broken into in Kingstone Avenue, Steyning between 1450 – 2030 hrs

Entry was gained via an insecure door and Jewellery was stolen amongst other items.

Anti- Social Behaviour

On the evening of Friday 20th January a car belonging to a member of staff from the cricket club was vandalised in the memorial playing field car park. The incident was duly reported to the police. Following a discussion with the victim and by examining footage from the C.C.T.V we were able to identify 3 Male suspects and they have since paid the victim for the damage they caused.

On late evening of Friday January 27th whilst on patrol we intervened with a number of youths who were sat on the bench in Fletchers Croft. They were drinking alcohol and as we knew that some of them were under age we alighted from the vehicle to confiscate the alcohol. On seeing us they ran off and left the alcohol and also drugs

Fraud Alert

Fraudsters are emailing members of the public who are expecting to make a payment for property repairs. The fraudsters will purport to be a tradesman who has recently completed work at the property and use a similar email address to that of the genuine tradesman. They will ask for funds to be transferred via bank transfer. Once payment is made the victims of the scam soon realise they have been deceived when the genuine tradesman requests payment for their services.

Community

We are happy to announce that we have recruited three more members for our Thursday Social Club at Dingemans. Recently we have organised a trip to a Gardening Centre and carried out a quiz and indoor games with the group.

We are working with Age Concern and local stakeholders and partners to discuss ways in which to lessen the impact of the withdrawal of funding for Day time sessions at the Centre and will continue to support and develop services for the residents in whatever way we can.

Carol Stephenson

From:

Sent: 16 January 2017 09:30

To: Undisclosed recipients:

Subject: Publication of the Proposed Submission Draft West Sussex Joint Minerals Local Plan (Regulation 19)

Attachments: Wsx JMLP Statement of Representations Procedure.pdf; JMLP Reg19 Letter.pdf

Dear Stakeholder,

West Sussex County Council and the South Downs National Park Authority are working in partnership to prepare a new Joint Minerals Local Plan for West Sussex. This will replace the existing Minerals Local Plan (2003).

The Plan has now been published, prior to its submission to the Secretary of State, to allow for representations to be made on its 'soundness' and 'legal compliance', until 13 March 2017.

Attached to this email is a covering letter providing further information, as well as our Statement of Representations Procedure. Furthermore, as there are proposed site allocations near to, or within your parish, we are also posting you a copy of the Plan, representations form, and guidance note. This will be with you in the coming days. In the meantime, all documents are available on our website.

For further information on the West Sussex Joint Minerals Local Plan, please visit www.westsussex.gov.uk/mwdf.

Kind regards,

Strategic Planning Team.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

Statement of Representations Procedures and (Regulation 19)
Town and Country Planning (Local Planning) (England) Regulations 2012

West Sussex Joint Minerals Local Plan: Proposed Submission Draft

Following a period of informal public consultation on the Draft West Sussex Joint Minerals Local Plan (JMLP), held from 14 April to 17 June 2016, West Sussex County Council and the South Downs National Park Authority have published the Proposed Submission Draft of the JMLP for formal representations.

The purpose of the representations period is to allow local communities and other interested parties the opportunity to submit representations about whether the JMLP is 'sound' (that is, it has been positively prepared, it is justified, it is effective, and it is consistent with national policy), and that it is legally compliant.

Following completion of the representations period, the JMLP will be submitted to the Secretary of State to undergo an Examination-in-Public by a Government-appointed Inspector. Following the examination, the Inspector will produce a report determining whether or not the plan is sound.

Document Title: West Sussex Joint Minerals Local Plan: Proposed Submission Draft

Subject matter and area covered: The Proposed Submission Draft sets out the background, the spatial context, strategies and policies to enable the delivery of sustainable mineral development for the period up to 2033. The plan includes site allocations and is supported by a Key Diagram and Inset Maps.

Once adopted, the JMLP will replace the saved policies in the adopted West Sussex Minerals Local Plan 2003.

The area covered is the administrative areas of West Sussex County Council, as well as the portion of the South Downs National Park Authority that lies within West Sussex.

Representation Period: From 16 January 2017 to 5pm on 13 March 2017

Representations can be made electronically by using the online response form, or in writing using the paper response form, sent to:

Strategic Planning (Ref Joint Minerals Local Plan)

West Sussex County Council
County Hall
Chichester
PO19 1RH

Online Form:

<https://haveyoursay.westsussex.gov.uk/>

For further information please contact us by letter, email (mwdf@westsussex.gov.uk) or telephone: 01243 642118

You can indicate in your representations, if you wish to be notified of any of the following:

- (a) when the Joint West Sussex Minerals Local Plan has been submitted for independent examination;
- (b) consultation on any further changes to the West Sussex Joint Minerals Local Plan;
- (c) the date of the Examination-in-Public;
- (d) publication of the Inspector's report;
- (e) adoption of the West Sussex Joint Minerals Local Plan; and
- (f) any further updates about strategic minerals or waste planning in West Sussex.

All submission documents, including the Proposed Submission Draft, the evidence base and the Sustainability Appraisal, are available to view on the County Council's website at: www.westsussex.gov.uk/mwdf.

All documents are available for inspection from **16 January 2017 to 13 March 2017** at the main locations and opening times listed below:

- **West Sussex County Council**, County Hall, West Street, Chichester, PO19 1RQ (Mon-Thurs 08:30am-5:00pm; Fri 08:30am-4:30pm)
- **South Downs Centre**, North Street, Midhurst, GU29 9DH (Mon-Thurs 9am-5pm; Fri 9am-4:30pm)
- **Adur & Worthing Councils**, The Shoreham Centre, Pond Road, Shoreham-by-Sea, BN43 5WU (Mon-Fri 9am-5pm)
- **Adur & Worthing Councils**, Portland House, 44 Richmond Road, Worthing, BN11 1HS (Mon-Fri 9:00am-5:00pm)
- **Arun District Council Reception**, Planning Department Reception, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF (Mon-Thurs 8:45am-5:15pm; Fri 8:45am-4:45pm)
- **Chichester District Council Reception**, East Pallant House, 1 East Pallant, Chichester, PO19 1TY (Mon-Thurs 8:45am-5:10pm; Fri 8:45am-5pm)
- **Crawley Borough Council Reception**, Town Hall, The Boulevard, Crawley, RH10 1UZ (Mon-Fri 8:30am-5pm)
- **Horsham District Council and West Sussex County Council Reception**, Parkside, Chart Way, Horsham, RH12 1RL (Mon-Fri 9:00am-5:00pm)
- **Mid Sussex District Council Reception**, Oaklands, Oaklands Road, Haywards Heath, RH16 1SS (Mon-Thurs 8:45am-5:15pm; Fri 8:45am-4:15pm)

The Proposed Submission Draft West Sussex Joint Minerals Local Plan, as well as electronic copies of the supporting documents, are also available for inspection at West Sussex libraries, during their normal opening hours. To find your nearest library please visit <https://www.westsussex.gov.uk/find-my-nearest/library/>.

16 January 2017

Dear Sir/Madam,

Publication of the Proposed Submission Draft of the West Sussex Joint Minerals Local Plan (Regulation 19)

In partnership, West Sussex County Council and the South Downs National Park Authority have prepared a Joint Minerals Local Plan which includes strategic mineral site allocations.

The responses received to the "Have your say on the Minerals Local Plan" consultation during Spring 2016 (under Regulation 18), as well as further technical work, have informed the preparation of the Proposed Submission Draft of the Joint Minerals Local Plan.

The draft Joint Minerals Local Plan has four key areas:

- A vision and 'strategic objectives' for future mineral development in West Sussex.
- Ten 'mineral and use-specific' policies which will achieve the strategic objectives for different mineral activities (policies M1-M10).
- Fifteen 'development management' policies which will ensure that there would be no unacceptable harm to the environment and communities of West Sussex (policies M12-M26).
- Two mineral site allocations which will help make an important contribution to meeting the need for minerals (Policy M11):
 - Ham Farm, near Steyning (soft sand)
 - Land adjacent to West Hoathly Brickworks, West Hoathly (brick clay)

The draft plan has been published prior to its submission to the Secretary of State to allow representations to be made on its 'soundness' and 'legal compliance'.

Representations can be made up until **5pm on Monday 13 March 2017**.

Following this period, the Plan and supporting evidence base, and the representations received will be considered by a Government-appointed Planning Inspector, at an examination-in-public to be held in summer 2017. Once adopted, the Joint Minerals Local Plan will provide the basis for making consistent land-use planning decisions about planning applications for minerals development.

Accompanying this letter is a 'Statement of Representation Procedures' which sets out details of the representations period and where documents can be obtained, including Representation Forms and Guidance Notes on how representations are to be made.

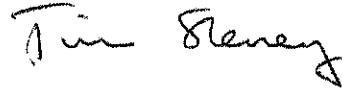
If you would like any information in an alternative language or format in order to help you make representations, or if you do not wish to be contacted again regarding this matter, then please notify us using the contact details shown below.

Please contact the Planning and Transport Policy Team on 01243 642118 or email the team via mwdf@westsussex.gov.uk.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Mike Elkington', with a stylized, cursive script.

Mike Elkington
Strategic Planning Manager
West Sussex County Council

A handwritten signature in black ink, appearing to read 'Tim Slaney', with a cursive script.

Tim Slaney
Director of Planning
South Downs National Park Authority

11.1

**THE HORSHAM DISTRICT COUNCIL
(OFF-STREET PARKING PLACES)
GENERAL ORDER 2006 (AMENDMENT NO. 27) ORDER 2016**

Horsham District Council in exercise of its powers under Sections 32, and 35(1)(a)(i)(ii)(iii) and (iv), (3)(a)(b)(3A) and (3B) to the Road Traffic Regulation Act 1984 and of all other enabling powers, hereby makes the following Order:

1. This Order is supplemental to the Horsham District Council (Off-Street Parking Places) General Order 2006 ('the Original Order') and the Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No. 3) Order 2008, Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No.4) Order 2008, Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No.5) Order 2008, Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No.6) Order 2008, Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No.7) Order 2009, Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No.8) Order 2009, Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No.9) Order 2011, Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No.10) Order 2011, Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No.11) Order 2012 and Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No.12) Order 2012, Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No. 13) Order 2012, Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No. 14) Order 2012, Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No. 15) Order 2013 and Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No. 16) Order 2013, Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No. 17) Order 2014 and Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No. 18) Order 2015, Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No. 19) Order 2015 Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No. 20) Order 2015, Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No. 21) Order 2015 and Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No. 22) Order 2015, Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No. 23) Order 2016, Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No. 24) Order 2016, Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No. 25) Order 2016, Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No. 26) Order 2016
2. This Order may be cited as the Horsham District Council (Off-Street Parking Places) General Order 2006 (Amendment No. 27) Order 2016.
3. To introduce charging in the following rural car parks:-
 - The Library, High Street, Henfield**
 - Village Hall, Coopers Way, Henfield**
 - Village Hall, Little Oak, Partridge Green**
 - Godwin Way, Roffey**
 - Newmans Gardens, Tanyard Lane, Steyning**
 - High Street, Steyning**
 - Fletchers Croft, Vicarage Lane, Steyning**
 - Village Hall, Hollands Way, Warnham**

4. To introduce a district wide annual rural parking permit at a cost of £12 per annum with second and subsequent permits at a cost of £6
5. To introduce annual rural season tickets in the above car parks at a cost of £130 per annum relevant to a specified car park
6. To introduce a Pay & Display scheme for short stay visits at a cost of 75p for 1 hour and £1.50 for the maximum stay period relevant to each car park
7. To amend the charging hours in the above car parks
8. To remove the above car parks from the following categories of the schedules to the Off Street Parking Order:-

Category G Schedule -	Newmans Gardens, Tanyard Lane, Steyning
Category I Schedule -	Village Hall, Coopers Way, Henfield Library, High Street, Henfield Village Hall, Little Oak, Partridge Green Village Hall, Hollands Way, Warnham
Category J Schedule -	High Street, Steyning
Category K Schedule -	Fletchers Croft, Vicarage Lane, Steyning
Category O Schedule -	Godwin Way, Roffey

and add to revised categories:-

Category I Schedule -	Village Hall, Little Oak, Partridge Green Godwin Way, Roffey Village Hall, Hollands Way, Warnham
Category J Schedule -	High Street, Steyning
Category O Schedule -	Village Hall, Coopers Way, Henfield Library, High Street, Henfield Newmans Gardens, Tanyard Lane, Steyning Fletchers Croft, Vicarage Lane, Steyning

9. The Order will come into effect on 3rd April 2017.

The Common Seal of Horsham District Council
was hereunto affixed this 2016

in the presence of:

Director of Community Services

SCHEDULE

Name of parking place	Position in which vehicles may wait	Classes of vehicles	Days and hours of operation of parking place	Charging hours of parking place	Maximum period for which vehicles may wait	Scale of charges
-1-	-2-	-3-	-4-	-5-	-6-	-7-
<u>Category J</u>						
High Street, Steyning	Wholly within a parking bay excluding those designated for use by particular types of vehicles, persons or organisations, or as directed by a Civil Enforcement Officer	Motor cars, motor cycles and invalid carriages as defined in Section 136(5) of the Act of 1984)	<u>Annual Rural Season Tickets</u>	24 hrs	24 consecutive hours No return within 2 hours of departure	£130
			All days (excluding Bank and Public Holidays)			
			<u>Annual Rural Car Park Permit</u>	0900-1800	1 hour: No return within 2 hours of departure	£12.00 (Subsequent Permits £6.00)
All classes of vehicle in addition to those set out above subject to a maximum gross laden weight of 7.5 tonnes.	Monday to Saturday inclusive (excluding Bank and Public Holidays)		<u>Pay & Display</u>			
			Monday to Saturday inclusive (excluding Bank and Public Holidays)	0900-1800	1 hour: No return within 2 hours of departure	0.75p 1 hour
			Sunday, Bank Holidays and Public Holidays			

SCHEDULE

Name of parking place	Position in which vehicles may wait	Classes of vehicles	Days and hours of operation of parking place	Charging hours of parking place	Maximum period for which vehicles may wait	Scale of charges
-1-	-2-	-3-	-4-	-5-	-6-	-7-
<u>Category Q</u>						
Library Car Park, High Street, Billingshurst Six Bells, Billingshurst	Wholly within a parking bay excluding those designated for use by particular types of vehicles, persons or organisations, or as directed by a Civil Enforcement Officer	Motor cars, motor cycles and invalid carriages as defined in Section 136(5) of the Act of 1984)	<u>Annual Rural Season Tickets</u>			
			All days (excluding Bank and Public Holidays)	24 hrs	24 consecutive hours: No return within 2 hours of departure	£130
The Library, High Street, Henfield Village Hall, Coopers Way, Henfield		All classes of vehicle in addition to those set out above subject to a maximum gross laden weight of 7.5 tonnes.	<u>Annual Rural Car Park Permit</u>			
			Monday to Saturday inclusive (excluding Bank and Public Holidays)	0900-1800	3 consecutive hours No return within 2 hours of departure	£12.00 (Subsequent permits £6.00)
Fletchers Croft, Vicarage Lane, Steyning Newmans Gardens, Tanyard Lane, Steyning			<u>Pay & Display</u>			
			Monday to Saturday inclusive (excluding Bank and Public Holidays)	0900-1800	3 consecutive hours No return within 2 hours of departure	0.75p 1 hour £1.50 3 hours
Library Car Park, North Street, Storrington			Sunday, Bank Holidays and Public Holidays	24 hrs	24 consecutive hours: No return within 2 hours of departure	No charge

Steypning Parish Council



The Steypning Centre, Fletcher's Croft, Steypning,
West Sussex, BN44 3XZ

www.steyningpc.gov.uk
www.thesteyningcentre.co.uk

Telephone: 01903 812042

MEETING OF PLAYING FIELDS COMMITTEE HELD ON 7th FEBRUARY 2017 AT 7.45PM IN THE STEYNING CENTRE

Present : Cllrs Lloyd, Goldsmith, Toomey, S. Sullivan, S. Pearcey
Simon Zec – tree adviser

Clerk : Carol Stephenson

Members of the Public : 13

Cllr Lloyd addressed the public by saying "I am conscious that some of you may be here under the misapprehension that the Rublees fencing is a pre-cursor to the council re-opening the skate park issue. This is simply not true and I am disappointed that such an unnecessary divisive comment should have been made".

DRAFT MINUTES

		ACTION
PF/16/107 107.1	APOLOGIES FOR ABSENCE Cllrs Northam, Syred	
PF/16/108 108.1	DECLARATIONS OF INTEREST Cllr S Sullivan member of SCO and cricket club and lives adj MPF; Cllr Goldsmith member of cricket club	
PF/16/109 109.1	QUESTIONS FROM THE FLOOR None	
PF/16/110 110.1	MINUTES OF PREVIOUS MEETING Cllr Lloyd proposed and Cllr S Sullivan seconded that subject to minute 98.2 be amended to reflect – to reduce the height of the trees in two/three stages – 1-1.15 m then 1.5 – 2m in height to achieve a max height of 4.5m, the minutes of the meeting held on 20.12.16 be accepted. Agreed.	

111.1

Items 5.1 – 5.19 as per agenda except :

5.7 Cllr Goldsmith to view covenant in Clerks office.

5.11 – draft revised allotment agreement to be circulated; complies with NALC model template

5.13 Cllr Lloyd **proposed** and Cllr Goldsmith **seconded** that a working party be established of all Playing Field Committee members to look at all leases.
Agreed.

ALL

112.1

GRASS CUTTING CONTRACT

Tender closes noon 13.2.17.

112.2

Cllrs Lloyd and Goldsmith to be present with Clerk to open tenders at 9.30am on 14th Feb 2017

Clerk/TL/GR

112.3

To report information available at the time to Finance and Community Committee on 14th February 2017 with further update to Full Council on 20th February if necessary to agree awarding of contract.

TL

113.1

FINANCIAL MATTERS

Subject to Clerk updating allotment rents as discussed, underspend salaries to be investigated, Clerk to obtain price for possible replacement litter bins for next meeting Cllr Lloyd **proposed** and Cllr S Sullivan **seconded** that the Income and expenditure reports for December 2016 and January 2017 be agreed.

Agreed

Clerk

Clerk

113.2

Simon Zec advised of report, circulated before this meeting, commissioned by some residents to look at the hedge/trees adjoining/overhanging Rublees allotments. The report concludes that the hedge is an "Important hedge" within the meaning of the Hedgerows Regulations and should therefore be protected. He advised therefore that the proposed works should be considered most carefully and that if agreed, the reduction in height to 4.5m should be undertaken in 2/3 stages, not all at once and that the work must be done carefully. Cllr S Sullivan pointed out that 12 professional experts had contributed to the report and although not requested by the Council, should be seriously considered. After much discussion Cllr Lloyd **proposed** that a) the report be sent to the Will Jones HDC Arboricultural Officer for his views b) that the Working Party referred to above be delegated to work with Will Jones and analyse his response; c) to correspond with each other by email d) that the Clerk obtain revised quotes to undertake the work in stages as per Simon Zec's spec. e) depending on outcome and cost, to aim to undertake work before 28th February if possible. Cllr S Sullivan **seconded. Agreed.** Simon also advised of a Prunus tree in need of attention but this work should not be done before May. Cllr Goldsmith pointed out that the gate entrances to the MPF play area are badly worn. Cllr Goldsmith to obtain quote for artificial turf. Clerk to obtain quote for grasscrete and report back to next committee. In the meantime Cllr Lloyd **proposed** and Cllr Goldsmith **seconded** that the Clerk ask existing contractor to undertake a temporary repair up to £100. **Agreed.** Councillors considered the quotes received for repairs to playground equipment and subject to the Clerk asking if the contractor in Quote 1 is able to undertake all of the items listed Cllr Lloyd **proposed** and Cllr S Sullivan **seconded** that quote 1 be accepted. **Agreed.**

TL

**Working
Party
Clerk**

Clerk

Clerk

Clerk

113.4	Cllr Lloyd proposed and Cllr Goldsmith seconded that the Working Party agreed above (111.1), be asked to look at all rents and report back to the next meeting. Agreed	Working party
113.5	Clerk advised that quotes have been received for remedial works to meet legionnaire requirements, Clerk and Cllr Bowell to take forward. This committee to be kept updated.	
113.6	Cllr Goldsmith advised it is intended to rest gravel board on ground and fix to posts on the inside. Cllr Lloyd proposed quote for £395 + VAT be accepted and for Cllr Goldsmith to work with contractor to see project through and report back to this committee. Seconded by Cllr Pearcey. Agreed.	Clerk RG
PF/16/114	MEMORIAL PLAYING FIELD	
114.1	SCO reported planned events in February, March and October – see below. Tilting Plum tree near SCO noticeboard has now fallen. Another Prunus tree near dog bin is in need of attention. Cllr Lloyd proposed and Cllr Goldsmith seconded that the SCO be allowed to tidy up both trees. Agreed. Alec Harden said chippings would be available for Council use if needed. Cllr Lloyd confirmed area shown hatched red on grass contract (SCO daffodil area) has been removed from tender document. Another very successful, well attended Wasail event.	
114.2	Cllr Lloyd proposed and Cllr Goldsmith seconded that only 4 litter bins need moving before 1.4.17 for new litter bin contract at a cost of £90 each. Agreed	Clerk
114.3	Cricket Club made a very good presentation of the proposed new nets on MPF. Mr Culprit was able to confirm that due care and consideration will be given whilst undertaking and reinstating any works required. Cllr Toomey proposed and Cllr Pearcey seconded that permission be granted. Agreed.	Clerk
114.4	Cllr Lloyd proposed and Cllr Goldsmith seconded that the events planned by the SCO Group for 12.1.17, 18.2.17, 4.3.17 and 7.10.17 and associated gazebo be allowed. Agreed	Clerk
114.5	Cllr S Sullivan reminded amendment to contract had been previously circulated.	
114.6	Cllr Lloyd proposed and Cllr Pearcey seconded that the above Working Party (111.1) review the protocol and user guidelines for users of the MPF. Agreed. Clerk to circulate dates for a meeting	Working party Clerk
114.7	Cllrs agreed not to take any action re bamboo growing on boundary of MPF at this point in time.	
114.8	Councillors agreed that the above working party (111.1) would consider options to address the risk of the changing rooms being left open by users including employing a caretaker, installing automatic door lock etc and report back to future meeting.	Working party
114.9	Clerk to obtain price for sensor light and a timer light to be considered on external wall at changing rooms and report back to future meeting	Clerk
114.10	CCTV now remit of Finance and Community Committee	
PF/16/115	ALLOTMENTS	
115.1	Cllr Pearcey advised fence complete, signs back on gates, skips to be left until better weather. Councillors agreed whilst the workmanship is excellent, the project itself has met with some criticism. Members of the public voiced their views against this project. Cllrs S Sullivan and Goldsmith felt the same as some objectors and reminded they felt some issues had still not been resolved prior	

	to installation. Cllr Lloyd confirmed that it is anticipated new vegetation will grow in time and camouflage the fence and not damage the fence in the process. Cllr Pearcey added that the Allotment Association had obtained prices for new padlocks to be fitted to the gates. Cllr Lloyd felt the council should contribute by paying for these up to £150 max. Cllr Pearcey proposed this course of action. Cllr Toomey seconded. Agreed.	SP/Clerk
115.2	The Allotment Association had reconsidered their proposal to install a container on plot 6a Rublees Allotments for storage purposes. Instead they are seeking permission to erect a shed 12ft long x 8 ft high x 6 ft wide as per photo supplied, which it is felt will be more aesthetic to the area. Cllr Lloyd proposed and Cllr Pearcey seconded that this be allowed. Agreed. NB This reverses the decision made by this committee on 20.12.16.	Clerk
115.3	The revised draft allotment agreement was not ready in time for this meeting - add to next agenda. Cllr Lloyd felt the agreement is not draconian at all, merely following the NALC model template.	Clerk
PF/16/116	OPEN SPACE MATTERS AND MONITORING	
116.1	Cllr Lloyd proposed and Cllr S Sullivan seconded that the Clerk be delegated to manage the progress report. Agreed	Clerk
116.2	Councillors are continuing to monitor the various play areas. Cllr Toomey to monitor Abbey Road and South Ash. After much discussion on the way forward it was agreed that some of the play equipment is in need of repair/replacement and the council should first review each of its play areas to determine its future need. Cllrs agreed to undertake some research including Cllr Lloyd speaking to school secretary to see if they would be willing to work with the council who is wanting to conduct a survey amongst parents; and to consider possible sale of land where no longer needed. In the meantime, the council will continue to maintain existing play equipment. Sec 106 funds are available which it is thought extend to new play equipment and the council will also explore other funding opportunities e.g. grants. Cllr Lloyd to contact Scouts re Normans Way land. Cllr S Sullivan mentioned dip in ground in Fletchers Croft, Clerk to ask caretaker to investigate asap. Clerk to write to house adjacent to Chandlers Way play area asking if they could trim their hedge as its overhanging footway. Cllr Goldsmith reminded previous consideration of tree damaging fence in Chandlers Way play area – Clerk to look for previous quote/minute.	MT TL TL Clerk Clerk Clerk
PF/16/117	INFORMATION ITEMS/CORRESPONDENCE	
117.1	Cllrs agreed noise complaints should be referred to HDC. In this particular case football club dealt with the matter themselves.	
117.2	Site meeting to look at wall adj Police Station planned for 14.2.17. Clerk to ask if Cllr Goldsmith/Lloyd can attend and if 9am would be possible. Clerk to ask when contractor advises should return to remove ivy from wall.	Clerk TL/RG
PF/16/118	DATE OF NEXT MEETING 7.45pm on 28th March 2017 Meeting closed 9.50pm	

Signed: Chairman

Date: 28th March 2017



Parish Clerk: Carol Stephenson
Deputy Clerk: Hazel Roxby

Email: spcclerk@btconnect.com
Email: steyningcentre@btconnect.com

Steyning Parish Council



14.2

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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 24th JANUARY 2017 AT 7.00PM AT THE STEYNING CENTRE

Present: Cllrs Hanson, Muggridge and Pearcey.

Members of the public: None

Clerk – Hazel Roxby

MINUTES

- | | | |
|----------------|---|----------------|
| P16/167 | APOLOGIES | actions |
| 167.1 | There were apologies from Cllr Syred, Northam, Trundle and Picking. | |
| P16/168 | DECLARATIONS OF INTEREST – to receive Councillors declarations of interest in items on the agenda | |
| 168.1 | There were no declarations of interest from Cllrs. | |
| P16/169 | MINUTES – to agree and sign the minutes of the 10 th January 2017 | |
| 169.1 | Cllr Muggridge proposed, seconded by Cllr Hanson that the minutes of the meeting of 10 th January 2017 are accepted as a true record of the meeting. Agreed | |
| P16/170 | MATTERS ARISING AND ACTIONS | |
| 170.1 | Consideration for day and timing of the planning committee further to F&C committee comments. A survey has been carried out with 8 local parish councils on how many meetings they have per month and how they fit in with HDC deadlines. A copy of the survey will be forwarded to members of the committee. The committee discussed the possibility of having one longer planning meeting per month and how they could handle additional late plans & ensure that HDC deadlines are met. To be discussed further at a future meeting. | |
| P16/171 | PLANNING APPLICATIONS | |
| 171.1 | DC/16/2587 – Meadow Cottage, 53 Coombe Road - Erection of a fence
Cllr Muggridge proposed, seconded by Cllr Hanson OBJECTION the committee are concerned that the proposed fence of 2.5 metres is overbearing on the neighbouring property and unnecessary. The planned fence would negatively impact the amenity of the neighbouring property and its garden. Agreed. | |
| 171.2 | DC/16/2954 & 2955 – Mouse Cottage, Mouse Lane – Demolition of existing external sheds, and construction of new single storey extension to the side elevation. Internal re-modelling | |

to improve circulation. Removal of windows to rear elevation kitchen and provision of sidelights and doors to access. Proposed shower room to ground floor.
Cllr Muggridge **proposed, seconded** by Cllr Pearcey **No Objection** subject the consent of HDC's Conservation Offer. **Agreed.**

- 171.3 DC/16/2774 – Alders, Horsham Road** – Proposed erection of detached triple garage
Cllr Muggridge **proposed, seconded** by Cllr Hanson **No Objection. Agreed.**
- 171.4 DC/17/0082 – Tribschen, Mouse Lane** – Fell x 1 Leyandi (**Works to Trees in a Conservation Area**)
Cllr Muggridge **proposed, seconded** by Cllr Pearcey **No Objection** subject to HDC's Arboricultural Officers advice. **Agreed.**

P16/172 LATE PLANS

- 172.1 DC/17/0088 – 30 Middle Mead** - Single storey side/front extension.
Cllr Muggridge **proposed, seconded** by Cllr Hanson **OBJECTION –Cllrs are concerned that the proposed design of the extension protrudes beyond the existing frontage of the property, and well in front of the neighbouring property. Agreed.**
- 172.2 DC/17/010372 - Kings Stone Avenue** – Removal of existing conservatory and erection of single storey rear extensions
Cllr Muggridge **proposed, seconded** by Cllr Pearcey **OBJECTION** The scale of the rear extension will impact on both neighbouring properties and will also cause a loss of amenity to the residents. Cllrs are the concerned about the overall scale of the planned extension and significant increase in footprint which seems disproportionate.

P16/173 ENFORCEMENT NOTIFICATIONS

Maudlin Hill Farm - SDNP/15/05230/FUL – 10th Jan - Compliance officer has received a letter informing that the owner has just returned to the country and will be addressing the issue shortly. **24th Jan** - No updates at present as officer off until 30th January .
Chalk Pit – Newham Lane – SDNP/16/00435/OPDEV – Dec 16 - a retrospective planning application has now been requested, by the Officer, for the construction of a storage barn. **24th Jan** - No updates at present as officer off until 30th January.
The White House Fence – Newham Lane -SDNP/16/00475/HOUS – 10th Jan -Compliance officer has been informed that a new planning application is to be submitted for a reduced height fence within days. **24th Jan** -No updates at present as officer off until 30th January.

**P16/174 PLANNING DECISIONS FROM HDC
PERMITTED**

DC/16/2595 - 76B High Street - Change of Use of a residential flat into office space (Full Planning)
DC/16/2596 - 76B High Street - Change of Use of a residential flat into office space (Listed Building Consent)

**P16/175 CORRESPONDENCE/INFORMATION
None for this meeting**

P16/176 DATE OF NEXT MEETING: Tuesday 14th February 2017 at 7.00pm

The Chairman closed the meeting at 7.45pm

From:
Sent: 07 February 2017 12:20
To:
Subject: ELECTORAL REVIEW OF HORSHAM: DRAFT RECOMMENDATIONS

For the attention of Steyning Parish Council

7 February 2017

Dear Carol Stephenson,

ELECTORAL REVIEW OF HORSHAM: DRAFT RECOMMENDATIONS

The Local Government Boundary Commission for England has published draft recommendations on the future electoral arrangements for Horsham. Today is the start of an eight-week public consultation on the Commission's draft recommendations on new ward boundaries across Horsham District Council.

The consultation closes on 3 April 2017.

View the draft recommendations

You can view the Commission's draft recommendations at <https://www.lgbce.org.uk> where you can find interactive maps, a report and guidance on how to have your say. The Commission has not finalised its conclusions and now invites representations on the draft recommendations.

An interactive map of the Commission's recommendations for Horsham District Council, electorate figures and guidance on how to propose new wards is available on the consultation area at: <https://consultation.lgbce.org.uk>. Further information about the review and the Commission's work is also published on our website at: www.lgbce.org.uk

Have your say

We encourage everyone who has a view on the draft recommendations to contact us whether you support them or whether you wish to propose alternative arrangements.

Before finalising the recommendations, the Commission will consider every representation received during consultation whether it is submitted by an individual, a local group or an organisation. We will weigh each submission against the criteria the Commission must follow when drawing up electoral arrangements:

- To deliver electoral equality where each district councillor represents roughly the same number of electors as others across the district.
- That the pattern of wards should, as far as possible, reflect the interests and identities of local communities.
- That the electoral arrangements should provide for effective and convenient local government.

It is important that you take account of the criteria if you are suggesting an alternative pattern of wards. You can find additional guidance and information about previous electoral reviews on our website to help you or your organisation make a submission.

Get in touch

The Commission welcomes comments on the recommendations report by 3 April 2017.
Representations should be made:

- Through our interactive consultation portal where you can explore the maps of the recommendations, draw your own boundaries and supply comments at:
<https://consultation.lgbce.org.uk>.
- By email to: reviews@lgbce.org.uk.
- Or in writing to:
Review Officer (Horsham)
Local Government Boundary Commission for England
14th Floor
Millbank Tower
Millbank
London
SW1P 4QP

The Commission aims to publish every response it receives during phases of consultation. If you do not want all or any part of your response or name to be made public, you must state this clearly in the response. Any such request should explain why confidentiality is necessary. All responses may be subject to publication or disclosure as required by law (under the Freedom of Information Act 2000).

This is the last opportunity to influence the Commission's recommendations before they are finalised. We therefore encourage local people to get in touch with us and have their say.

If you have any queries, please do not hesitate to contact me.

Yours sincerely

Alex Hinds

Review Officer

reviews@lgbce.org.uk
0330 500 1525

Carol Stephenson

From:
Sent: 13 February 2017 10:31
To: spccclerk@btconnect.com
Subject: Representation from Steyning Parish Council

Dear Rebecca Luckin,

The winter floods of 2015/16 have been described as the most extreme and severe events of the last century. By way of response, following the September 2016 National Flood Resilience Review, the government has sought to reduce the risk and impact of flooding across the country with a 6 year funding commitment of £2.3 billion to better protect an additional 300,000 homes by 2021.

Furthermore, the government has also since announced a £170 million investment in flood defence and resilience: £20 million for new flood defence schemes, £50 million for rail resilience projects and £100 million to improve the resilience of roads to flooding.

With so much focus on dealing with instances of flooding across the country, Inside Government invites representatives from Steyning Parish Council to attend, 'Reducing the Risk and Impact of Flooding', an interactive strategy discussion on 27th April 2017 in Central London.

PLACES ARE NOW LIMITED - REGISTER ONLINE:

<http://email.insidegovernment.co.uk/c/12jZf2RDXhrpCw13Hf0YXfX5o> or call 0203 770 6580.

FINALISED AGENDA: ALL SESSIONS NOW CONFIRMED!

Terry Fuller, Chief Executive, Chartered Institution of Water and Environmental Management (CIWEM) (CONFIRMED)

- Chair's Welcome Address

Luana Avagliano, Head of Resilience Direct, Cabinet Office (CONFIRMED)

- Morning Keynote: The Government's Vision for Delivering Long-Term Flooding Resilience Infrastructure

Craig Woolhouse, Director – Incidents and Resilience, Environment Agency (CONFIRMED)

- Special Keynote: Supporting and Funding Flood Management and Resilience

Andy Elliott, GIS Manager, Dorset County Council (CONFIRMED)

- Case Study: Creating Innovative Dissemination Methods to Inform and Empower Communities at Risk of Flooding

Kyle Robins, Head of Wholesale Strategic Investment, Thames Water Utilities Limited (CONFIRMED)

- Case Study: Improving Water Management in Urban Areas

Sue Cashmore, Chair, Cockermouth Flood Action Group (CONFIRMED)

- Case Study: Creating Community Led Sustainable Flood Management Systems

Paul Cobbing, Chief Executive, National Flood Forum -Afternoon Keynote: Driving a Collective Approach to Improving Flood Management

Doug Dodds, Environmental Resilience Specialist, National Grid (CONFIRMED)

- A Response to Flooding: Bolstering Infrastructure Resilience and Protecting Essential Utility Services

Rob Davis, Assistant Chief Fire Officer, Director Operational Response, Avon Fire and Rescue Service and National Resilience Capability Lead, HVP and Flood Response, Chief Fire Officers Association (CONFIRMED)
- Special Keynote: Understanding the Value of Well Co-ordinated Fire and Rescue Services in Delivering a Decisive Flood Response

David Russel, Assistant Chief Fire Officer, Lancashire Fire and Rescue (CONFIRMED)
- Case Study: Offering a Well-Drilled Flexible Fire and Rescue Flooding Response

Mark Shepherd, Assistant Director, Head of Property, Commercial & Specialist Lines, Association of British Insurers (ABI) (CONFIRMED)
- Supporting Businesses and Communities in Post-Flood Recovery

PLACES ARE NOW LIMITED: SECURE YOUR PLACE ONLINE -
<http://email.insidegovernment.co.uk/c/12jZfplLxwPUckD4M6XyKr6bx>

VIEW THE FULL AGENDA - <http://email.insidegovernment.co.uk/c/12jZfLPT7MepC9f5QYU8xCfhG>

Places at this forum are limited to facilitate active discussion between speakers and delegates. Early book advised.

Should you feel a colleague would be interested in attending, please feel free to share internally.

If you require further information, assistance with your registrations or group booking discounts, please email enquiries@insidegovernment.co.uk or call 0203 770 6580.

Kind regards,

Mike

Michael Woods
Tackling Flooding 2017

Report to South Downs National Park Authority

by Nigel Payne BSc (Hons) Dip TP MRTPI MCMI

an Examiner appointed by the Authority

Date: 29 June 2016

PLANNING ACT 2008 (AS AMENDED)

SECTION 212(2)

REPORT ON THE EXAMINATION OF THE DRAFT SOUTH DOWNS NATIONAL PARK AUTHORITY COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE

Charging Schedule submitted for examination on 9 February 2016

File Ref: PINS/Y9507/429/1

Non Technical Summary

This report concludes that the South Downs National Park Authority Community Infrastructure Levy Charging Schedule provides an appropriate basis for the collection of the levy in the area. The Authority has sufficient evidence to support the schedule and can show that the levy is set at levels that will not put the overall development of the area at risk. I recommend that the schedule should be approved in its modified form, without changes.

Introduction

1. This report contains my assessment of the South Downs National Park Authority Community Infrastructure Levy (CIL) Charging Schedule in terms of Section 212 of the Planning Act 2008. It considers whether the schedule is compliant in legal terms and whether it is economically viable as well as reasonable, realistic and consistent with national guidance (Community Infrastructure Levy Guidance – June 2014).
2. To comply with the relevant legislation the local charging authority has to submit a charging schedule which sets an appropriate balance between helping to fund necessary new infrastructure and the potential effects on the economic viability of development across the district. The basis for the examination is the submitted schedule of 9 February 2016, which includes a Statement of Modifications relating to the document published for public consultation in September 2015.
3. The charging schedule is to apply across all of the extensive area of the South Downs National Park (SDNP). Taking this into account, the Authority propose two separate charging zones for residential development – Zone 1 for the main towns of Lewes, Liss, Midhurst, Petersfield and Petworth, with a rate of £150 per square metre (psm) and Zone 2 for the rest of the SDNP, where the rate would be £200 psm. All other uses, including sui generis ones, would be nil rated, except for large format retail (defined as over 280 sq m), where the proposed charge is £120 psm. The schedule is accompanied by 5 inset maps and one larger one suitably defining the residential zones.

Is the charging schedule supported by background documents containing appropriate available evidence?

Infrastructure planning evidence

4. The preparation of the South Downs National Park Local Plan (SDNPLP) for the period 2014 -2032 has reached the stage of Preferred Options. The LP process is not yet completed let alone reached adoption but, bearing in mind that it is a National Park, with the relevant constraints that designation applies, the development strategy across the plan area is already sufficiently clear, with the relevant up to date and extensive supporting evidence in place, including in relation to viability.

5. Moreover, the area also benefits from existing recently adopted/up to date plan coverage over large parts of the area, prepared jointly by the relevant Councils and the Authority. These include post 2010 Joint Core Strategies for Lewes, East Hampshire, Wealden, Winchester and Worthing, as well as a "made" Neighbourhood Plan for Petersfield, for example.
6. In these specific local circumstances I conclude that there is no reason why the CIL charging schedule cannot be submitted, examined and adopted, if viable and appropriate. I am satisfied that this is in accord with the National Planning Policy Guidance, which states that "information on the charging authority's infrastructure needs should be drawn from the infrastructure assessment that was undertaken as part of preparing the relevant plan", as has been done in this instance.
7. This conclusion is reinforced by the decision of the Court of Appeal in the *Oxsted Residential Ltd v Tandridge DC* case on 29 April 2016 (EWCA Civ 414), which effectively confirmed, amongst other things, that there is no statutory obstacle to adoption of a CIL charging schedule in advance of a new LP if this is justified in all the relevant local circumstances, including the above, as I have found to be the case here.
8. The emerging SDNPLP sets out the main elements of growth that will need to be supported by further infrastructure in the SDNP, including about 4,600 net new homes between 2014 and 2032. It is supported by a 2016 Infrastructure Delivery Plan (IDP) (CIL/05) structured around 7 categories, including transport, education, health and utility services. The Authority's latest estimate (May 2016) is that, after taking into account other actual and expected sources of funding, a total of around £83m is likely to be needed to deliver all the necessary requirements alongside the development proposed over the plan period. Based on the new housing numbers in the emerging plan the two residential CIL rates are anticipated to raise around £26m over the plan period (equivalent to around £1.5m annually). No assumptions are made regarding income from retail development as no significant schemes are presently planned in the NP.
9. Over the last four years the average amount raised by the Authority from S106 legal agreements in the area that would be subject to the CIL rates is approximately £670k, mainly from new housing, with an average value of roughly £6.5k per new market dwelling. The Council calculates that the proposed CIL rates would result in equivalent charges of just over £18k in the higher rural zone and about £13.5k in the towns for each additional house. In the light of this evidence, whilst significantly higher, the proposed charges would make only a modest contribution towards filling the likely funding gap. Nevertheless, the figures clearly demonstrate the need to introduce the levy.
10. Whilst there will always be other projects with which CIL revenues might assist, it is not the role of this examination to question the Authority's specific spending proposals on either a geographical or a priority basis, beyond confirming that, in general terms, the projects in the Authority's current draft Regulation 123 list should clearly assist the delivery of the LP, as a whole. Nor is there any material inconsistency between the list and the policies and proposals in the emerging LP and/or the intended CIL rates.

Economic viability evidence

11. The Authority commissioned a CIL Viability Assessment (VA) (CIL/06) (published January 2014). This used a standard residual valuation approach, with reasonable assumptions for a range of factors, such as building costs based on "blended" data from the BCIS median figures for Hampshire, West and East Sussex to reflect the extensive geographical spread of the national park, and Level 4 of the Code for Sustainable Homes (CSH) requirements for all new housing. It also took into account relevant current land values, including local data. In general, the benchmark local land values used are sufficiently realistic for comparison purposes in a generic study of this type.
12. The VA also included current sale values based on a variety of local house types; as well as suitable housing densities/mixes and gross to net ratios, and reasonable developer profit levels, amongst other factors. Alternative affordable housing targets (0 – 50%), as well as higher and lower sales values and build costs having also been tested, the robustness of its conclusions is clear. The allowances for professional fees might have been somewhat higher, but those used are not so low as to have any material effect on the overall viability outcomes assessed. Overall, I am satisfied that the study's methodology is in line with the guidance in the Harman Report (June 2012) (Viability Testing for Local Plans).

Zones

13. The Authority's evidence, supported by almost all representors in principle, is clear that the more rural parts of the area have higher house prices and land values, and therefore a higher level of viability for new development, in comparison with the five main towns. This difference between the principal settlements and the rest of the area clearly justifies the identification of two charging zones for residential development. No further differentiation is necessary, particularly in circumstances where no parts of the NP have low house prices, even in a South East of England context.

Conclusion

14. The draft Charging Schedule is also supported by detailed evidence of community infrastructure needs, including in the IDP and the draft Regulation 123 list. On this basis, the evidence which has been used to inform the Charging Schedule is robust, proportionate and appropriate.

Are the charging rates informed by and consistent with the evidence?

Residential rates

15. In relation to new housing, the various assumptions used in the Council's generic testing of different development scenarios have been criticised by a few representors. However, the VA/VR has taken account of all the relevant policies of the emerging LP, as required by national guidance, including the provision of 40% affordable housing, as appropriate. It is also generally consistent with the advice in the Harman Report (see above).
16. The "blended" construction costs data has also included additional build costs

associated with the Code for Sustainable Homes (CSH) Level 4 and policies relating to sustainable design, construction and energy measures, as well as a 5% general contingency allowance. By definition, the CIL cannot make an allowance for abnormal, site specific, costs. The rates have to be based on a generic analysis of a variety of size and type of schemes across the area, taking into account average local build costs, not the individual circumstances of particular sites. The fact that a few specific smaller schemes that are already marginal may become unviable in certain locations should not have a significant impact on the delivery of new housing across the area to meet the requirements of the draft LP.

17. Respondents have also criticised the profit levels assumed by the Authority as too low in some instances. Obviously, these vary with each scheme, including as the market changes over time. Nevertheless, using an average figure of 20% on gross development value, with 6% for the affordable housing element for which there is usually little or no risk element for the builder, is not unreasonable or unrealistic in generic analyses, as distinct from the detailed costing of a fully designed project for a particular developer on a specific site.
18. Particularly in relation to large housing sites there is also a concern that an insufficient allowance (£3k per unit) has been made for likely site specific infrastructure contributions. However, previous local arrangements are not directly comparable with the proposed operation of residual S106 legal agreements once the CIL is adopted, as the Authority's evidence makes clear.
19. Consequently, on an average per dwelling basis, the allowance is reasonable given that considerable margins have been allowed for in both proposed zonal rates. This is particularly so in comparison to the potential maximums relating to the thresholds of viability analysed in the VA/VR. Overall, the levy should not lead to an increase in the average level of infrastructure contributions expected from each new dwelling that would normally render new housing schemes unviable.
20. Although there are suggestions that larger sites and a greater range of site types should have been tested, the Authority's evidence looked at various different scenarios in each zone, including flats and sheltered housing schemes, as well as sites for 1 – 250 units. This relates closely to the size and types of new housing expected to help meet local needs in the emerging SDNPLP. As such, the level and scope of the assessment was suitable and sufficient in this local context to provide adequate guidance for rate setting and did not demonstrate the need for any separate treatment for strategic sites in this area.
21. The fact that local house prices and land values have increased overall (by up to 18% according to some sources) since the data for the VA/VR was first collected (August 2013) reinforces the conclusion that the residential rates would not give rise to a harmful impact on the viability of new housing schemes across the area. This is so despite a larger percentage increase in the costs of labour and building materials, as the net result is that they effectively balance out and the relevant margins will remain considerable.
22. The 2014 VA pointed to a lower CIL rate for Liss than the other towns, based on local market values at the time, but this is no longer considered necessary

as the town's economy is relatively strong, house prices are growing and only around 3% of the new housing in the draft LP up to 2032 is expected to be provided there. In accord with national guidance, it will, of course, also be simpler for all concerned if there is a consistent rate for all the main towns in the SDNP in terms of CIL implementation and I note the Liss Parish Council support the Authority's decision in this respect. Nor is the change likely to prove significant in CIL viability terms, taking into account the relative strength of the local housing market overall. Accordingly, I endorse the Authority's modification to the published draft CS in this respect.

23. Differences in elements of construction costs and related matters between sheltered schemes and other market housing types have been considered and tested in the VA and VR. It is clear that overall, under current conditions, the outcomes are not sufficiently divergent to justify separate or different rates being applied to C3 use schemes in this locality at present.
24. Agricultural dwellings do not normally qualify as "affordable housing" under the CIL regulations but would be exempt in any event if classed as "self-build". The same applies to converted /re-used farm buildings, whether for permanent occupation or holiday lets. Otherwise there is no material evidence that they would not still be viable and there is no difference between such units and other new housing in terms of demands placed on local infrastructure. In any event they do not form a significant part of planned development in the area.
25. Overall, I conclude that the two local levy rates for new housing are justified by the available evidence and strike an appropriate balance between helping to fund new infrastructure and their effect on the economic viability of residential development across the area.

Retail rate

26. The level and extent of testing in the VA and VR follows national guidance and is sufficient to clearly demonstrate that large format new retail development, including both food and general retail (A1 – A5 uses), would be viable across the charging area. A suitable range of new retail scenarios has been assessed (from 200 to 2k sq m) using reasonable assumptions that reflect the local economic context and existing and emerging planning policies, including in the draft LP.
27. The available evidence also shows that, despite the generally lower land values in the main towns, there are no relevant local market conditions or variations that are sufficient to justify different charging zones being identified for retail schemes, including in respect of both brownfield and greenfield sites. Moreover, the CIL retail rate to be imposed essentially reflects the evidence in terms of the potential maximum that could be imposed, whilst retaining sufficiently generous margins to ensure viability for all retail types and is reinforced by the various allowances made in the VA, which are robust and locally realistic.
28. The fact that, for all large format retail scenarios, the likely total CIL liability would amount to only about 3% of likely overall development costs, without taking any account of the discount to be applied for any existing floorspace on

the site, adds to this conclusion. The Authority's evidence also confirms that the viability implications of the CIL rate would not be greatly different from the alternative of S106 legal agreement expectations in respect of larger new retail schemes, in general terms. Whilst not strictly relevant to the assessment of viability, the Authority also points out that the large format retail rate would be the same or very similar to that already adopted in adjacent areas, such as Winchester and Chichester.

29. The liability for CIL should be readily apparent for prospective developers once the schedule is adopted and requires no further clarification or qualification in respect of the differing formats and business models of various retail operators, large or small, national or local. Therefore, the available evidence is sufficient to show that it is appropriate in principle to impose a CIL rate for all new retail developments above 280 sq. m. The threshold itself relates to and would be consistent with the Sunday Trading laws and has been used in a number of areas as a suitable proxy definition of the division between smaller and larger retail schemes. It is also appropriate and reasonable here.
30. Regarding garden centres, in the event that an unrestricted retail development was sought and permitted there is no reason why such a scheme should not be liable for the CIL in the normal way as it would not be distinguishable from all other forms of retail development in terms of its impact on infrastructure. Nor is there any firm evidence to indicate that they would no longer be viable.
31. At the level set (£120 psm), the CIL rate would not give rise to a significant threat to the future delivery of new retail development over the plan period, including where it forms part of a larger, mixed use, scheme. This is particularly so in the present local context, whereby there are no major new retail site allocations in the draft LP and no significant need for new retail development in the area over the plan period has been identified to help fulfil the plan's strategy.

Nil rates

32. The Authority's evidence shows that, in current market conditions locally, all forms of new employment development in the national park are not conventionally viable at present. Similar conclusions apply in respect of other types of commercial development, including hotels and residential institutions, on a standard valuation basis. Accordingly, nil rates for all such uses are appropriate in the area, for the time being at least.

Does the evidence demonstrate that the proposed charge rates would not put the overall development of the area at serious risk?

33. The Authority's decisions to charge differential residential rates in the principal towns and the rest of the SDNP, together with a consistent (larger format) retail rate, are based on reasonable assumptions about development values and likely costs. All the available evidence indicates that both residential and retail development will remain viable across the NP if the charges are applied.

Other Matters

34. The Authority has helpfully clarified in their draft Reg 123 list (CIL/04) which

types of on and off site infrastructure associated with new development will be provided through the CIL and which will still be subject to legal agreements funded directly by developers, once the CIL is adopted. It also usefully identifies the specific infrastructure requirements in relation to each of the three strategic development sites allocated in the emerging LP, for the avoidance of doubt and the potential for any possibility of "double dipping" in respect of developer contributions.

35. The Authority is also committed to publishing an instalments policy, alongside the adopted charging schedule, that should assist with the viability of larger development schemes by delaying the need for some payments. It would also be wise for the Authority to conduct a review of the charging schedule and its operation to date on adoption of the National Park Local Plan in due course, unless other changes require one beforehand.

Conclusion

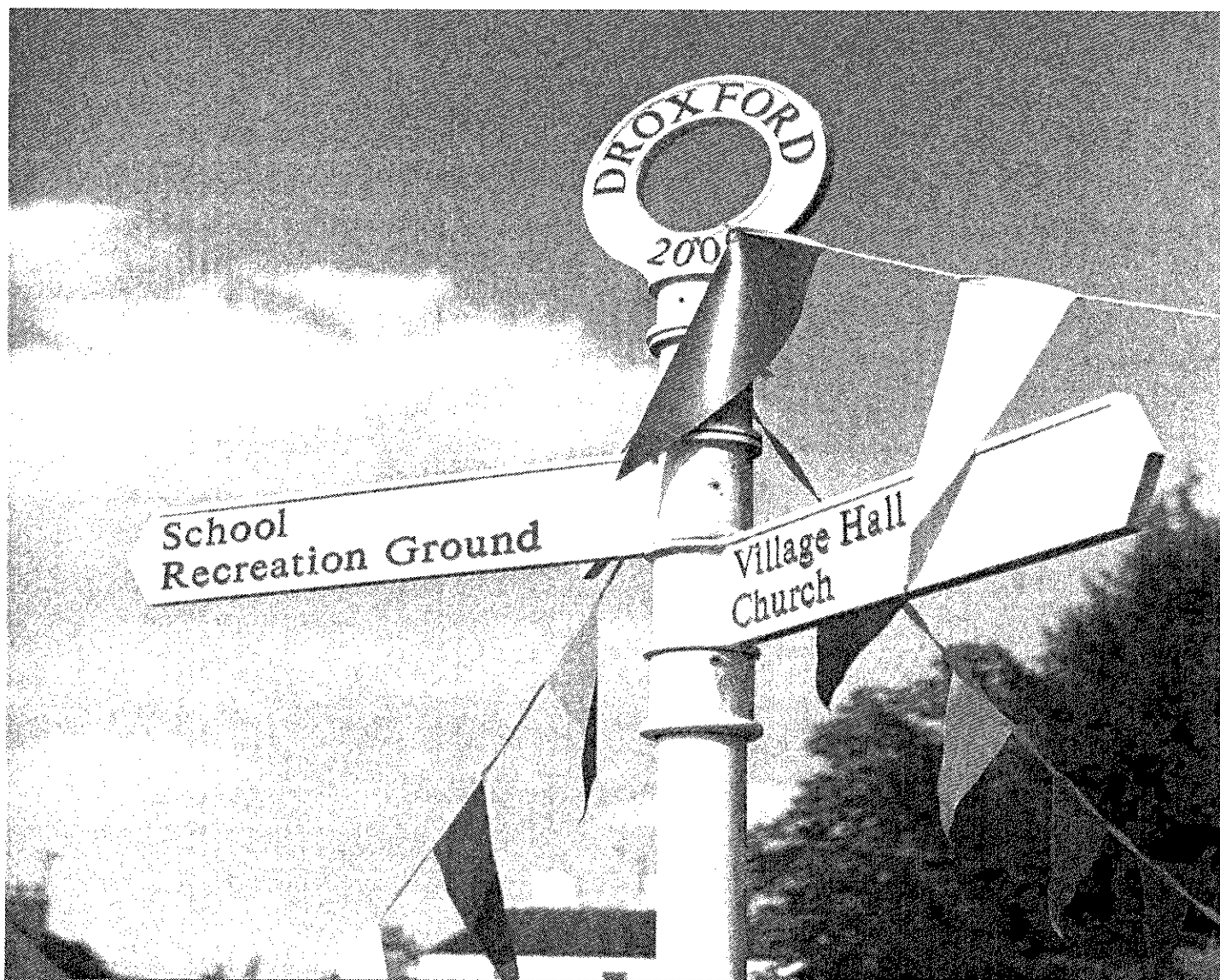
36. In setting the CIL charging rates the Authority has had regard to detailed evidence on infrastructure planning and economic viability evidence of the development market across the national park. It has been realistic in terms of achieving a reasonable level of income to address an acknowledged gap in infrastructure funding, while ensuring that a wide range of development remains viable in the area.

LEGAL REQUIREMENTS	
National Policy/Guidance	The Charging Schedule complies with national policy/guidance.
2008 Planning Act and 2010 Regulations (as amended)	The Charging Schedule complies with the Act and the Regulations, including in respect of the statutory processes and public consultation and consistency with the National Park Local Plan Preferred Options, as well as with other existing adopted plans in the area, and the Infrastructure Delivery Plan. It is also supported by an adequate financial appraisal.

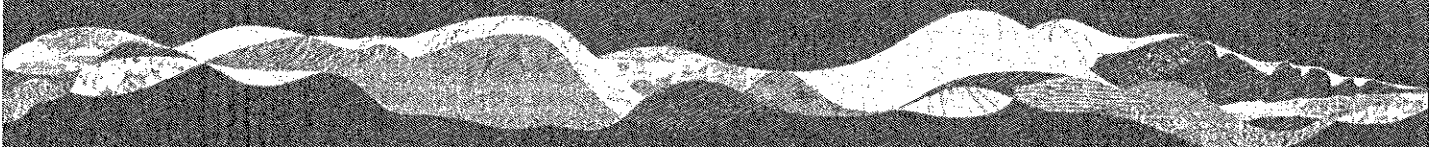
37. I conclude that the South Downs National Park Authority Community Infrastructure Levy Charging Schedule satisfies the requirements of Section 212 of the 2008 Act and meets the criteria for viability in the 2010 Regulations (as amended). I therefore recommend that the Charging Schedule be approved.

Nigel Payne

Examiner



South Downs National Park – Community Infrastructure Levy Charging Schedule



January 2017

1. The South Downs National Park Authority ('SDNPA') has published this Community Infrastructure Levy ('CIL') Charging Schedule as the local planning authority and CIL charging authority for the entire area of the South Downs National Park, under powers provided by Section 206 of the Planning Act 2008.
2. This Charging Schedule sets out the Community Infrastructure Levy charging rates set by SDNPA.
3. SDNPA will implement this Charging Schedule on 1st April 2017, and the rates will be non-negotiable.

- National Park Partnership Management Plan
- Infrastructure Delivery Plan, and
- Community Infrastructure Levy and Affordable Housing Viability Assessment (2014 and Update 2015).

8. This evidence can be found at our website: www.southdowns.gov.uk/CIL.

Charging Schedule rates

Use of Development	Proposed Levy (£/m ²)
Residential – Zone 1	150
Residential – Zone 2	200
Large format retail ^{iv}	120
All other development	0

South Downs National Park CIL

4. CIL was introduced by Part 11 of the Planning Act 2008 and is governed by the CIL Regulations 2010 (as amended) and the Planning Practice Guidanceⁱ published by the Department for Communities and Local Government. Planning obligations under Section 106 of the Planning Act will continue to be used after CIL is introduced in accordance with a Regulation 123 list to prevent the double-counting of contributions.
5. In setting CIL rates, SDNPA has found an appropriate balance between the desirability of funding infrastructure from the levy and the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.ⁱⁱ

Appropriate available evidence

6. The South Downs National Park CIL charges have been informed by appropriate available evidence of economic viability and infrastructure needs.ⁱⁱⁱ
7. The evidence underpinning the CIL charges is:
 - National Park Local Plan: Preferred Options
 - Adopted Joint Core Strategies

9. Different charges are applicable for different intended uses of development, in accordance with Regulation 13. For residential uses, there are different charges for two geographical zones with reference to local viability evidence. The boundaries of residential zones are shown on the Charging Schedule Map (at the end of this document) and are derived from the relevant adopted or published development plan. Zone 1 covers Petersfield, Lewes, Petworth, Midhurst and Liss; Zone 2 covers all other areas.

10. 'Residential' includes all development within Use Class C3 of the relevant Order. 'Residential' also includes agricultural workers dwellings and holiday lets as these uses are considered to be normal homes for the purposes of calculating CIL and any restrictive occupancy conditions do not provide exemption from CIL liability. However, they may be exempt from CIL liability if they are self-built or converted from an existing building.

ⁱ <http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/>

ⁱⁱ CIL Regulation 14 as amended by Regulation 5(3)(2014).

ⁱⁱⁱ Planning Act 2008 s.211 (7A) as amended by Localism Act 2011 s.114(2) and CIL Amendment Regulation 5 (2014)

^{iv} 'Large format retail' means convenience-based supermarkets and superstores and retail warehouses

with a net retail selling space of over 280m² providing shopping destinations in their own right where weekly food shopping needs are met and can include non-food floorspace as part of the overall mix. Also retail outlets specialising in household goods (such as carpets, furniture and electrical), DIY items and other ranges of goods, catering for mainly car-borne customers.

11. The *chargeable amount* of CIL for any new development is calculated in accordance with Part 5 of the CIL Regulations (2010, as amended). The locally set rates above are multiplied by the *gross internal area*^v of new buildings and enlargements to existing buildings, taking demolished floorspace into account and subject to the exemptions listed in Part 6 of the Regulations.

12. In summary, Part 6 of the CIL Regulations 2010 (as amended) exempts the following types of development from the CIL charges:

- Social (affordable) housing
- Domestic residential extensions
- Self-build development
- Development by charitable institutions
- Changes of use that do not increase floorspace
- Buildings into which people do not normally go or go only intermittently for the purpose of maintaining or inspecting machinery, and
- Buildings with temporary planning permission.

13. The CIL rates will increase with market inflation over time to ensure their effectiveness at funding infrastructure. They are linked to the All-in Tender Price Index published by the Building Cost Information Service of the Royal Institute of Chartered Surveyors.

Implementation choices

14. The CIL Regulations allow SDNPA to make certain choices about how to implement the CIL. These choices can be amended or reversed if they are no longer suitable by giving notice on our website.

Payment by instalments^{vi}

15. Payment of a CIL charge is due from the date a chargeable development commences. SDNPA will accept, at its discretion, the payment of CIL by instalments to provide flexibility and support for more complicated developments. For larger

developments, CIL payments can be linked to phased planning permissions over time.

16. The 'instalment policy' stating the number and amount of instalments, timing and qualifying criteria is published alongside this Charging Schedule.

Land-and infrastructure-in-kind^{vii}

17. SDNPA will accept, at its discretion, the CIL charge to be offset in whole or in part by the value of any infrastructure provided or constructed by the applicant to support the development. The CIL charge may also be offset in whole or in part by the value of any land transferred to SDNPA, where it would support the provision of necessary infrastructure.

18. This choice will enable developers to directly provide the infrastructure needed to support new development, rather than paying for it indirectly through CIL charges. The value of land- and infrastructure-in-kind will be determined by the District Valuer.

Relief for low-cost market housing^{viii}

19. SDNPA can allow, at its discretion, relief from liability to pay a CIL charge to new market houses that are to be sold at no more than 80 per cent of their market value. Value levels will be set and adjusted over time in consultation with the District Valuer Service.

Accessibility

20. All documents related to this Charging Schedule can be viewed on our website (www.southdowns.gov.uk/cil) or at the South Downs Centre in Midhurst (address above). Printed copies, a large-print version and other formats can be requested using the contact details below.

^v The Authority will use the HMRC Valuation Office Agency's definition of *gross internal area*.

^{vi} CIL Regulation 69B.

^{vii} CIL Regulations 59, 73 and 73A.

^{viii} CIL Regulation 49A.

Website:

www.southdowns.gov.uk/CIL

Email:

CIL@southdowns.gov.uk

Postal:

CIL

South Downs Centre

North Street

Midhurst

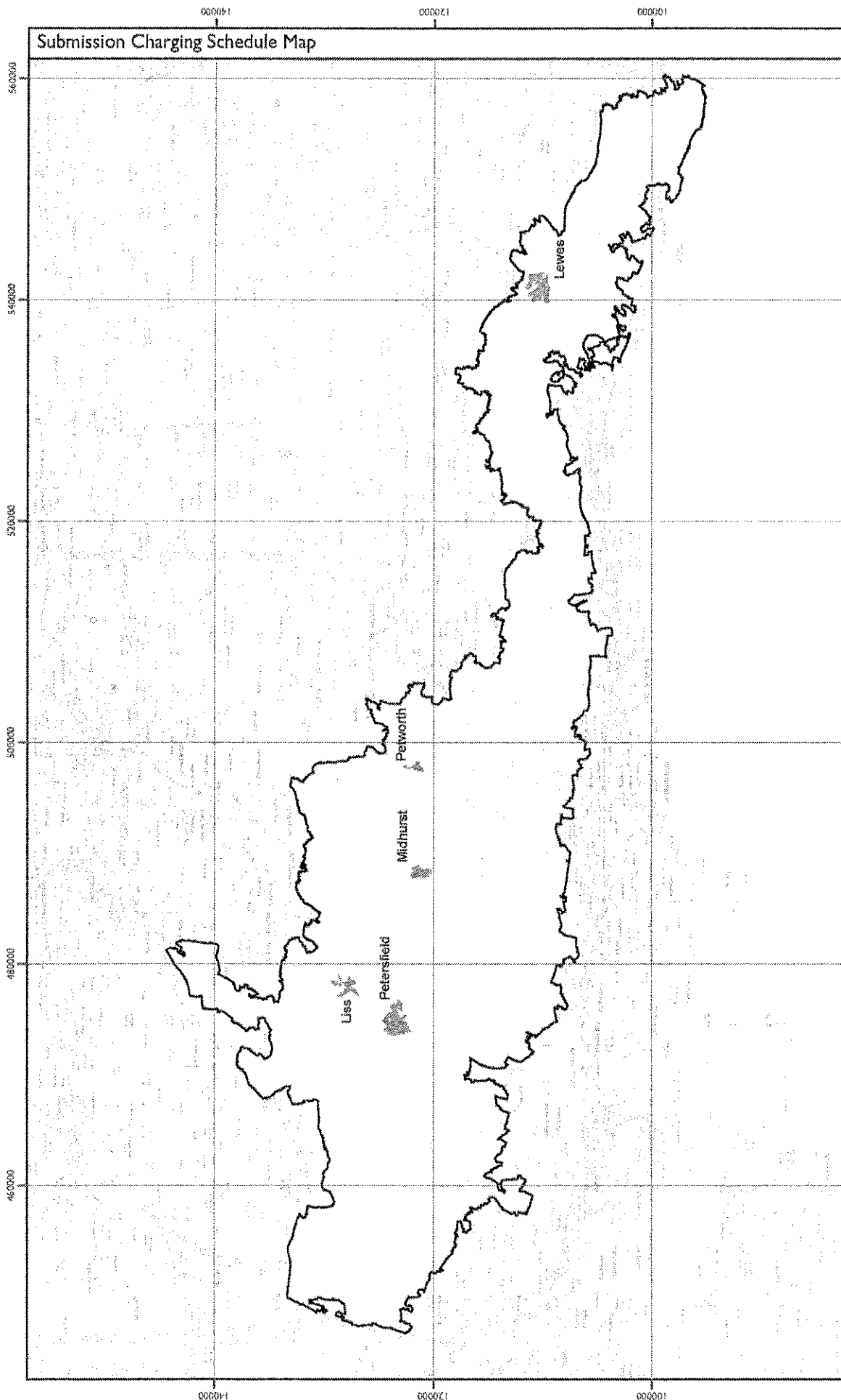
West Sussex

GU29 9DH

Phone:

01730 814810

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Residential Rates: Differential Zones

SDNPA Charging Authority area

£150/m² – Zone 1

£200/m² – Zone 2

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Ordnance Survey 100050083

Scale at A4 1:451,055



Residential Rates: Differential Zones

Lewes



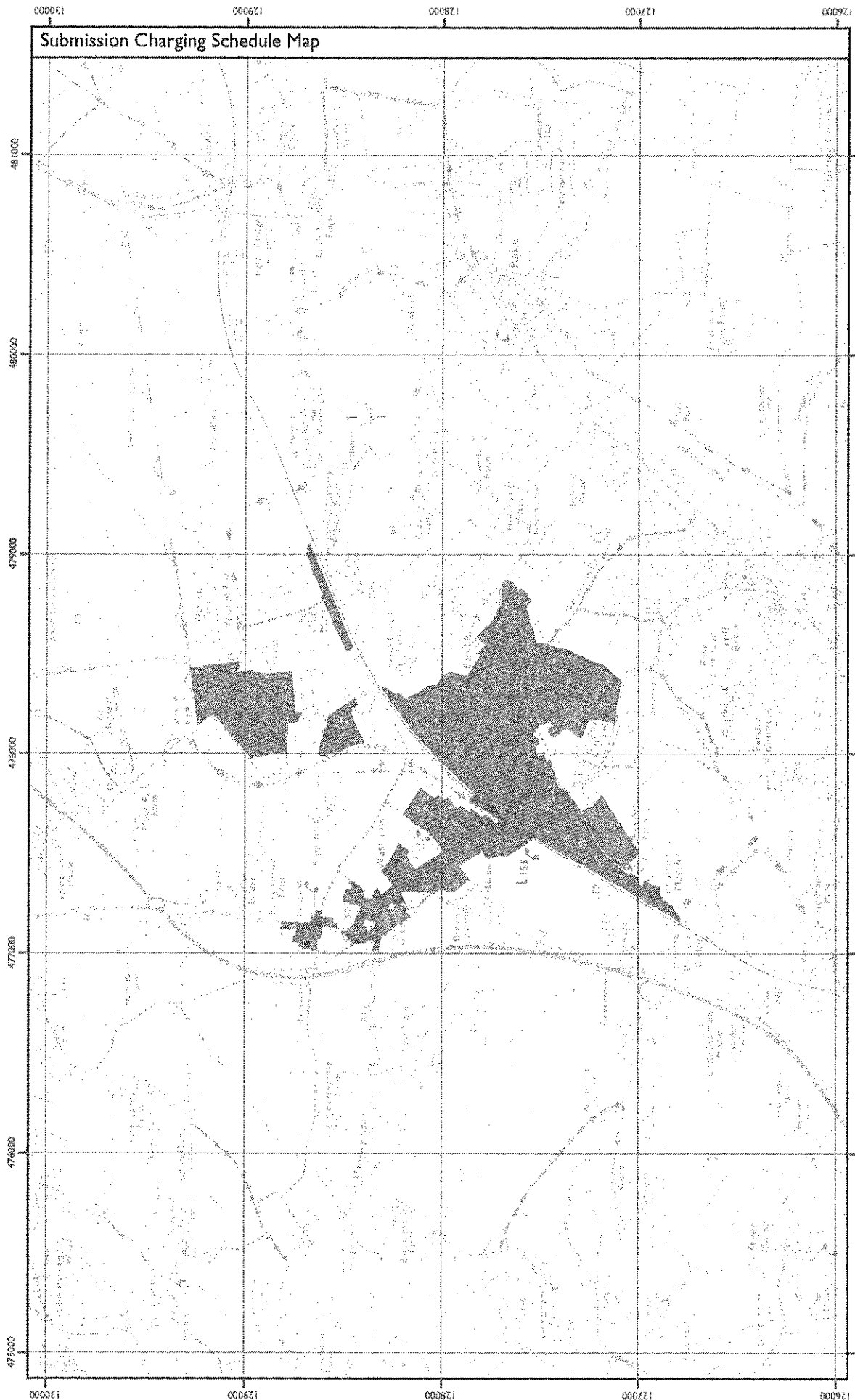
£150/m² – Zone 1

£200/m² – Zone 2

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Scale at A4 1:25,000

Submission Charging Schedule Map



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£200/m² – Zone 2

£150/m² – Zone 1

Residential Rates: Differential Zones

Liss



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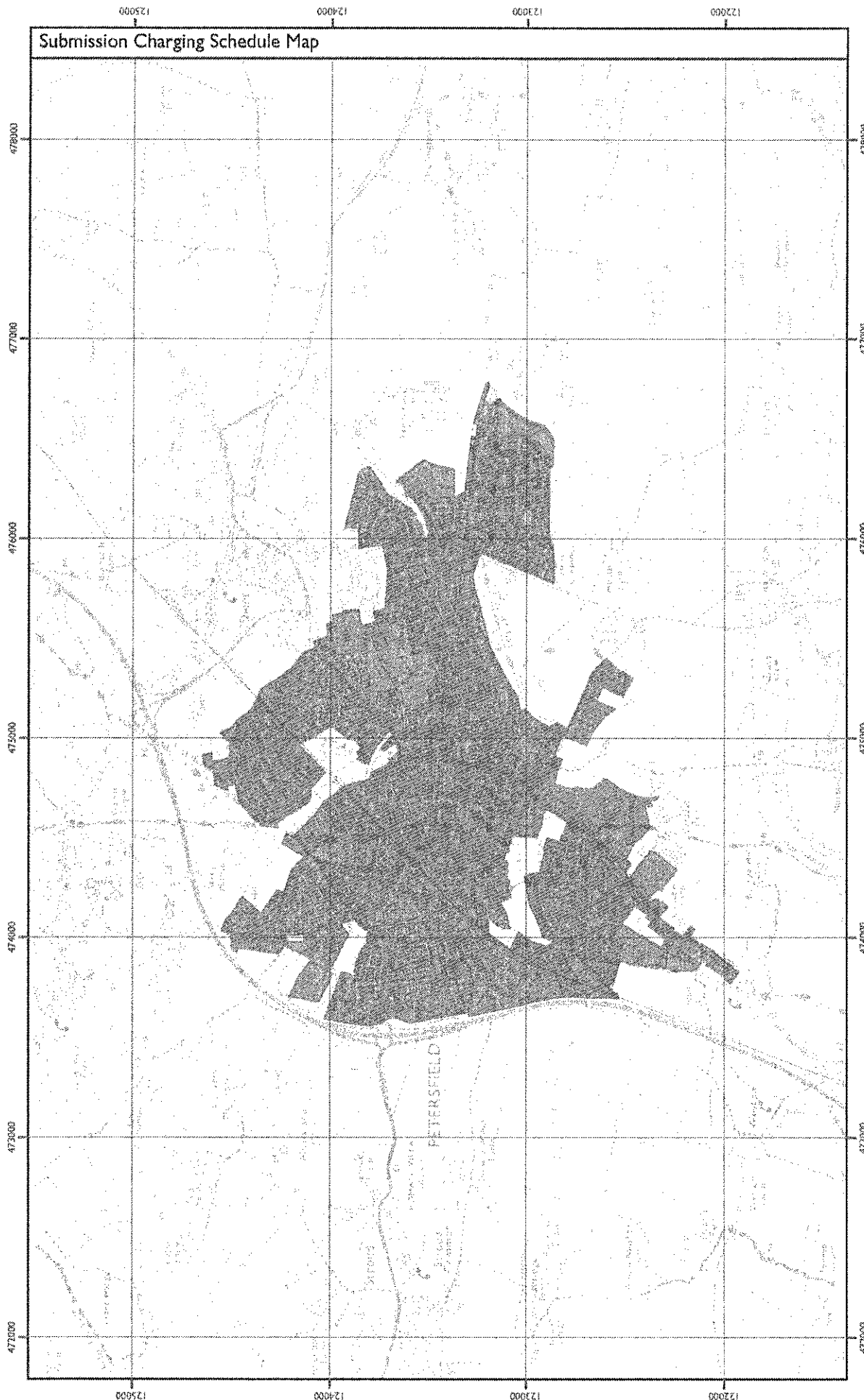
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£150/m² - Zone 1

Residential Rates: Differential Zones

Midhurst







South Downs
National Park Authority

Residential Rates: Differential Zones

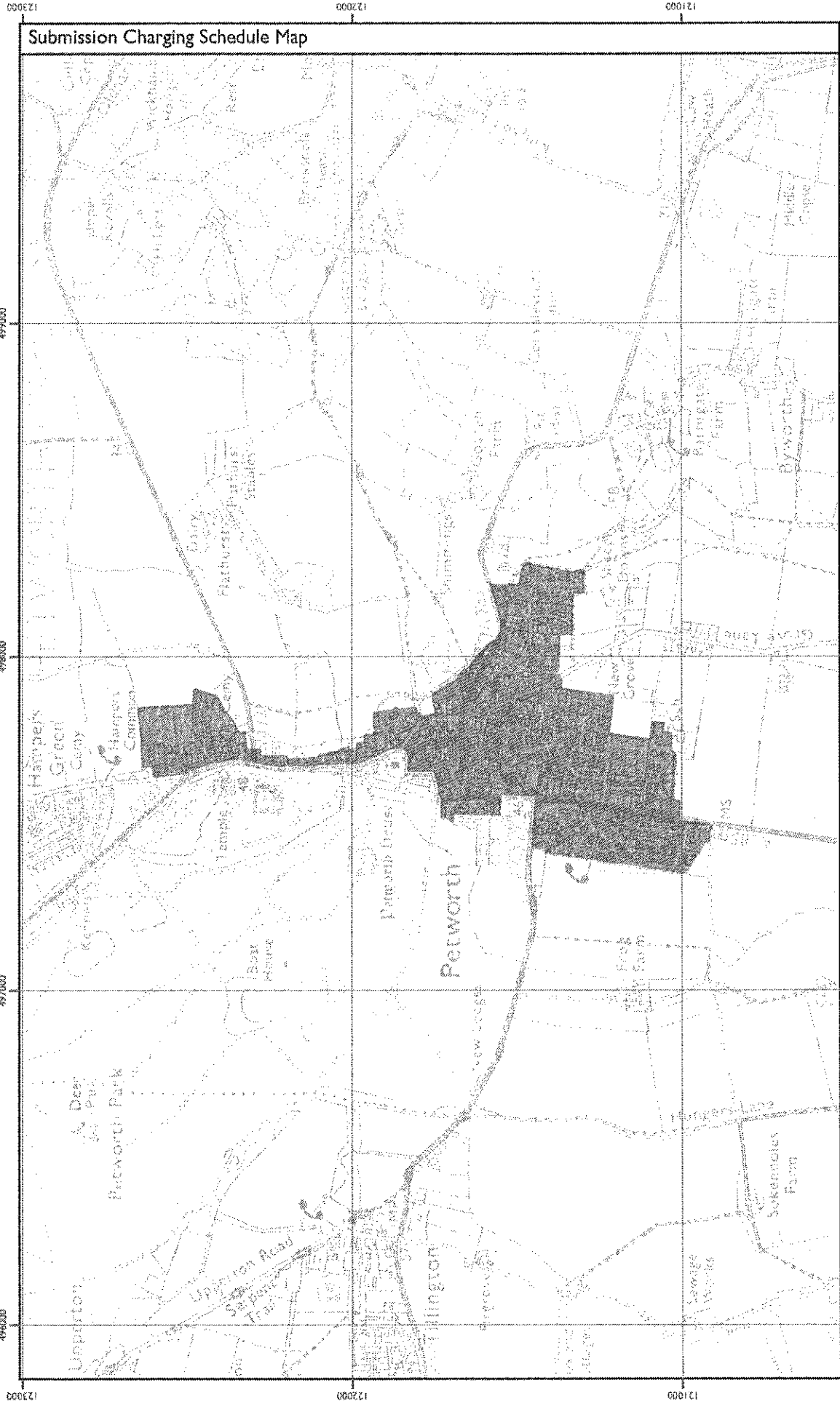
Petersfield

£150/m² – Zone 1

£200/m² – Zone 2

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Scale at A4 1:25,000



Submission Charging Schedule Map

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£200/m² – Zone 2

£150/m² – Zone 1

Residential Rates: Differential Zones
Petworth

