



**To All Councillors,**

You are summoned to the Annual Meeting of Billingshurst Parish Council on **Wednesday 10 May 2023 at 7.30pm** at the Billingshurst Centre.

Members of the public are welcome to attend this meeting and speak for a maximum of three minutes about an item on the agenda for this meeting during the Public Session at the discretion of the Chairman.

G.C. Burt

Clerk to the Council

**3 May 2023**

## **A G E N D A**

1. Election of Chairman.
2. Chairman's Announcements.
3. To consider any applications for cooption (1 vacancy) - Appendix A.
4. Election of Vice Chairman
5. Apologies for Absence.
6. To Receive Declarations of Interest and consider any requests for a dispensation.

*Adjournment for*

7. Public Session (Members of the Public may speak for up to 3 minutes at the discretion of the Chairman).

*Resume Meeting*

8. Council Structure 2023-24
  - a. To Review Committee Structure – Appendix B. ((No amendments suggested.)
  - b. To Review Committee Terms of Reference – Appendix C. (One amendment suggested in red.)
  - c. To Appoint *en bloc* Committees, Working Parties and representatives on outside organisations - Appendix D.
  - d. To Appoint Chairs to Committees. (The Chairman will invite only those members of each Cttee to vote for their Chairs and Vice Chairs.)
9. To review and readopt Standing Orders (In Members Handbook / on website)
10. To review and readopt Financial Regulations. (In Members Handbook / on website)
11. To refer *en bloc* the following to the Finance & General Purposes Committee:
  - a. Annual review of inventory of land and other assets including buildings and office equipment.

- b. Confirmation of arrangements for insurance cover in respect of all insurable risks.
  - c. Review of the Council's and/or staff subscriptions to other bodies.
  - d. Review of arrangements (including legal agreements) with other local authorities, not-for-profit bodies and businesses.
  - e. Review of the Council's expenditure incurred under s.137 of the Local Government Act 1972.
12. To refer *en bloc* to the Working Practices Committee: Ongoing review of all of the Council's policies, including disciplinary, freedom of information and Data Protection etc.
13. To consider writing to local MPs in support of letter from Campaign to Protect Rural Henfield to Andrew Griffith MP - Appendix E.
14. To consider making a proposal to Horsham Association of Local Councils (HALC) for onward forwarding to NALC (National Association of Local Councils), that Parish Councils who can demonstrate that they have a public question time at all meetings, be excused of their obligation to hold an Annual Parish Meeting of Electors each Spring - Appendix F.

*Adjournment for*

15. Reports from:
- a. County Councillor
  - b. District Councillors
  - c. Council Representatives on Outside Bodies.

*Resume Meeting*

16. Approval of the Minutes of the Meeting held on 1 March 2023. (Previously sent)
17. Matters Arising – that are not separate agenda items.
18. To receive Minutes as approved by the following Committees:
- a) Planning & Environment      2 & 15 Feb and 2 March 2023.
  - b) F&GP                                21 Feb and 29 March 2023.
  - c) Property                            11 Jan 2023
  - d) Working Practices                12 October 2022
- (all previously circulated / on website.)
19. Neighbourhood Wardens - to receive Wardens' Reports for February and March – previously circulated / on website.
20. To receive the minutes of the 2023 Annual Parish Meeting of Electors and to consider any matters requiring the attention of the Council - previously circulated.
21. To consider suggested public position statement on relationship with strategic developers. - Appendix G.
22. Any other matters for information only.
23. Date of Next Meeting – 5 July 2023
24. Exclusion of Press & Public (Contractual – land)
25. *Land West of Billingshurst* development: To consider proposed contract with Highwood Group ref. use of council-owned land at Jubilee Fields - Appendix H.

**Members of the public should be aware that being present at a meeting of the Council or one of its Committees or Sub-Committees will be deemed as the person having given consent to being recorded (photograph, film or audio recording) at the meeting, by any person present.**

# APPENDIX A

**Please outline below why you would like to become a Parish Councillor and include 3 qualities or talents that you could bring to the organisation.**

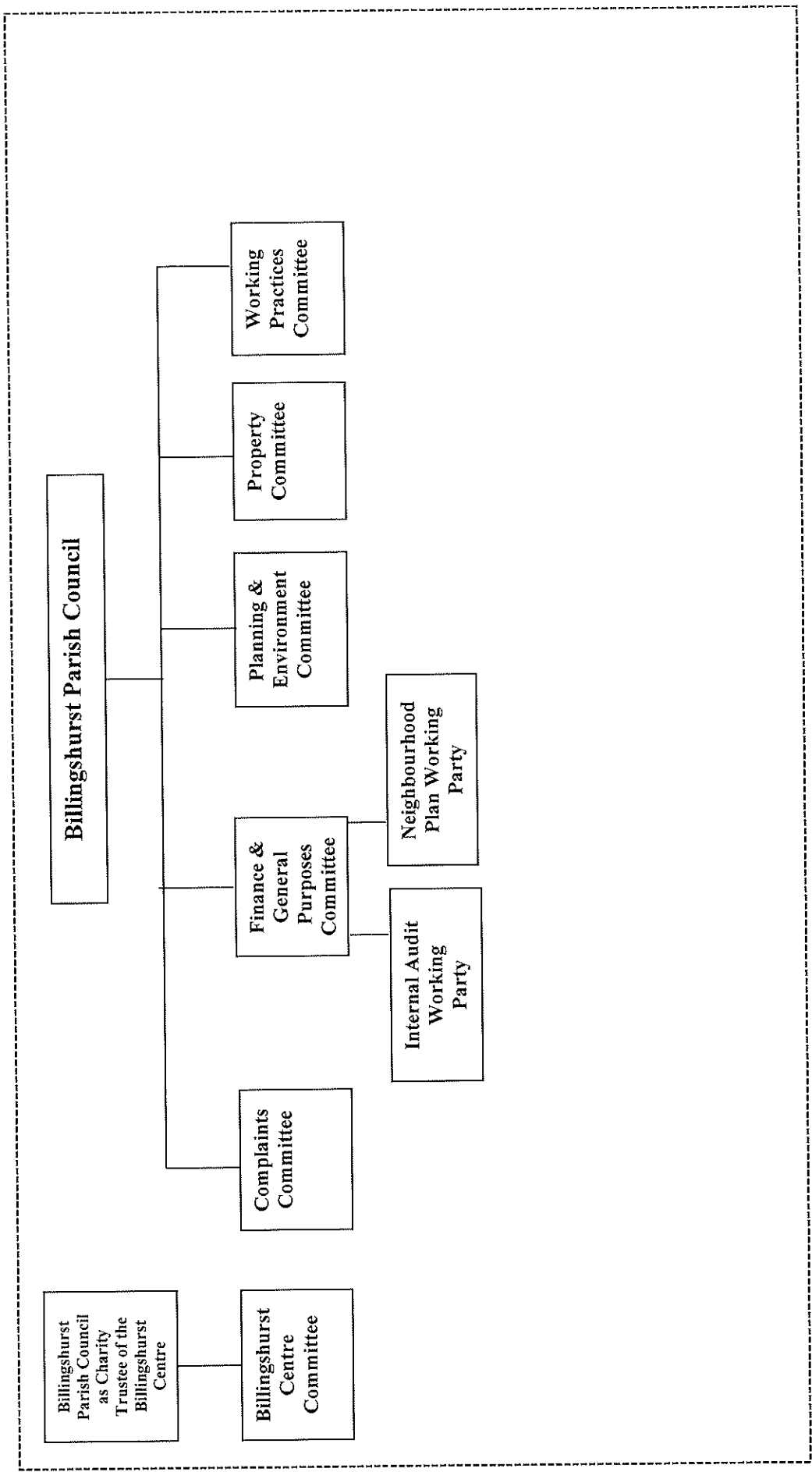
I have served on the Parish Council since 2020 and helped to establish the ongoing streaming of meetings, have provided availability to support with staffing issues and banking, as well as being heavily involved with BSRA and developers regarding upgrading the facilities at Jubilee fields and also with HDC to help secure funding. I'm I enjoy serving the community and believe this is a way that I would be able to continue to do this.

Qualities/Talents:

- I am good at navigating between points of tension and finding an optimum way to an agreed solution.
- I am by nature a mediator and work well with volunteers, staff and external agencies.
- I have a broad range of experience from previous experience on this Parish Council.

From Craig Gale

# Billingshurst Parish Council Structure May 2023





APPENDIX C

## **TERMS OF REFERENCE FOR COMMITTEES**

**MAY 2023**

### **PREAMBLE**

All Full Committees have delegated authority on all matters within their remit, except

- a) For those items where the law prescribes that such decisions are taken by Full Council (in which case a Committee may make recommendations to Council as appropriate.)
- b) Where a Committee consider that the matter should be resolved by all Councillors.

### **FINANCE & GENERAL PURPOSES COMMITTEE**

#### **Main Function:**

The undertaking of all financial matters and other miscellaneous matters. The efficient and effective administration of the Council's affairs with specific attention to resource allocation and financial well-being.

#### **Terms of References:**

- (a) To approve monthly accounts for payment.
- (b) To review the monthly bank reconciliation
- (c) To prepare a budget for each year and to monitor the Parish Council's expenditure.
- (d) Dealing with matters specifically referred by the Council or any other Committee and with matters not specifically referred or delegated to any other Committee.
- (e) To consider all grant applications.

- (f) Giving consideration to, agreeing and making appropriate recommendations in respect of the Council's revenue estimates, including reimbursable expenditure.
- (g) To ensure the Council is meeting its obligations to HMRC.
- (h) To ensure that the Council has appropriate insurance policies and reviews annually the Council's Risk Assessment.
- (i) To review annually the Council's Fixed Asset Register and ensure that property valuations and insurance cover are adequate.
- (j) To maintain bi-annual Internal Audits of the Council using a suitable independent Internal Auditor.
- (k) To review the year-end accounts and annual return for the External Auditor and recommend to the full Council for approval.
- (l) To consider all highway (excl. footpath/ROW) matters and public transport issues.
- (m) To consider matters relating to crime and disorder including the provision of CCTV.
- (n) The maximum membership of this Committee is 10.

**Policy:**

The Committee will:-

- (i) Look to provide the Council's services at the minimum cost, commensurate with full and effective fulfillment of the Council's operational role and policy aims.
- (ii) Seek to ensure the most profitable and efficient investment management policies.
- (iii) Recognise the need for good business management in operating its services, and will, as appropriate, undertake performance and systems reviews to ensure an economic, effective and efficient Council. Where beneficial, consider opportunities for the introduction of new technology within the Council's office systems.
- (iv) Recognise the need for, and benefits of, Member and staff training. Initiate and react to positive and appropriate opportunities within the context of overall budget resources.

## **PROPERTY COMMITTEE**

### **Main Functions:**

The management of all Council property including playing fields and open spaces, together with provision and maintenance of playground equipment. The upkeep and repair of Churchyard and provision and maintenance of parish street lighting.

### **Terms of Reference:**

- (a) Dealing with the maintenance of the Adversane Hall, Public Conveniences, Jubilee Fields Sports Pavilion, Council-owned open spaces and play equipment within the Committee's approved budget and the making of recommendations annually to the Finance and General Purposes Committee to rents and charges.
- (b) Dealing with the provision of:-
  - i. Bus shelters
  - ii. War Memorial
  - iii. Public Notice Boards
  - iv. Public Seats
  - v. Christmas Lights
- (c) Dealing with the maintenance of the Churchyard.
- (d) Dealing with Parish footway lighting and all up-grading schemes.
- (e) Review the schedule of inspection of Council property and open spaces including five yearly electrical safety inspections.
- (f) Review the Risk Assessments for individual property, open spaces and working practices in relation to property matters.
- (g) The maximum membership of this Committee is 10.

### **Strategy:**

The efficient and effective administration and maintenance of all Parish property.

### **Policy:**

- (h) Seek to maintain and enhance the appearance of all its landholdings recognizing the significance and importance of such standards.



## **PLANNING AND ENVIRONMENT COMMITTEE**

### **Main Functions:**

The consideration of planning and licensing applications and other planning issues relating to the Parish.

### **Terms of Reference:**

- (a) To consider all planning and licensing applications for the Parish.
- (b) The making of representations in respect of appeals against the refusal of planning permission.
- (c) To make recommendations regarding street naming.
- (d) To consider and monitor Parish development plans (Local Development Framework).
- (e) To seek to ensure that the general environment within the Parish is monitored, so far as is possible and to report to the appropriate authority any potential hazards, breaches, etc.
- (f) To bear in mind environmental aspects when considering planning applications.
- (g) To seek to ensure that appropriate landscaping is incorporated sympathetically in planning applications, when appropriate, to enhance the environment.
- (h) To consider and respond to various environmental statutory documents.
- (i) Public Footpath and R.O.W. matters.
- (j) To co-ordinate the investigation of the incidences and cause of flooding in the parish.
  - i. To gather and document evidence of flooding.
  - ii. To work with stakeholders in a joined-up approach to investigate and seek to resolve parish flooding issues.
  - iii. To submit applications to Operation Watershed for funding for works to alleviate flooding.
- (k) The maximum membership of this Committee is 10.

### **Strategy**

To seek to ensure high standards to planning for all new developmental activity within the Parish boundary with specific attention to all appropriate

local and statutory plan policies and to seek to ensure that any development is commensurate with the character of the Parish.

**Policy:**

- (i) To ensure positive and constructive input to Horsham District Council in respect of all planning applications submitted.
- (ii) To monitor the Conservation Areas and ensure that the style of development and general decoration, including signage, shop fronts and street furniture, is in keeping with those Listed Buildings situated therein, in accordance with any Conservation Area documents.
- (iii) To monitor and review the success of the Parish Design Statement and Neighbourhood Plan in influencing local planning authority decisions.
- (iii) To seek to ensure, within overall resources, maximum publicity and awareness of planning applications by means of public notices.
- (iv) To give due consideration, where possible, to sustainable development policies.
- (v) To positively contribute to discussions, evaluations and consultations in respect of major or contentious new development activity, including the establishment of formal meetings with professional planning staff, to exchange views and consider details proposals whenever necessary.
- (vi) Work to retain public open space, including playing fields whenever possible.
- (vii) To seek at least a like-for-like replacement of TPO trees where they are felled, on or off site, as appropriate.

**WORKING PRACTICES COMMITTEE**

**Main Function:**

The consideration of all employment-related matters and Council policy and procedure documents.

**Terms of Reference:**

To make recommendations to the Council on all employment related matters including contracts, salary reviews and superannuation.

To review Council policy documents in accordance with statutory advice: Standing Orders, Financial Regulations, Code of Conduct, Scheme of Members Allowances, Discipline and Grievance Procedure.

To ensure there are policies to maintain good working relationship with Councillors, staff and the general public including Dignity at Work, Councillor/Staff Protocol and Code of Practice for Handling Complaints.

To ensure the Council's Health and Safety Policy is reviewed and updated in accordance with latest legislation.

Adopt positive staffing policies and ensure compliance with national conditions of service, welfare and health and safety at work legislation, and any other legal requirements.

The maximum membership of this Committee is 10.

### **Billingshurst Parish Council as Trustee**

#### **Accounts**

- To review the twice yearly internal audit report.
- To set the budget annually.
- To review the year-end accounts and Trustees report.
- To review the submission of the annual return to the Charity Commission.

#### **Health and Safety**

- To review the Centre's insurance.

#### **Marketing**

- To approve the Business Plan and market the Centre and its facilities.

#### **Hiring**

- To approve the annual review of the schedule of hire charges.
- To approve the review terms and conditions of hire.

#### **Licensing**

- To approve the licensing policy.

### **Billingshurst Centre Committee**

**Committee Size:** Maximum 10 Councillors

#### **Terms of Reference**

#### **Management**

- To consider queries relating to the day to day operation of the Centre raised by the Clerk.

#### **Accounting**

- To approve monthly accounts for payment.
- To review the monthly bank reconciliation, profit and loss account and balance sheet.

- To make a recommendation to the Council as Trustee:
  - To review the twice yearly internal audit report.
  - To set the budget annually.
  - To review the year-end accounts and Trustees report.
  - To review the submission of the annual return to the Charity Commission.

#### **Health and Safety**

- Annual risk assessment for the Centre.
- Annual Health and Safety check.
- Fire risk assessment and compliance.
- To make a recommendation to the Council as Trustee on insurance.
- Food Hygiene.

#### **Maintenance**

- To review the Fixed Asset Register for the Centre.
- To create and operate a program of maintenance.
- To consider maintenance issues as they arise.

#### **IT/Audio**

- To review and update IT facilities at the Centre.
- To review and update stage facilities at the Centre.

#### **Marketing**

- To create a Business Plan for the approval of the Council as Trustee and market the Centre and its facilities.
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#### **Hiring**

- To formulate and review annually the schedule of hire charges and make a recommendation to the Council as Trustee for approval.
- To produce and review hiring agreements.
- To produce and review terms and conditions of hire and make a recommendation to Council as Trustee for approval.
- To review debtor list.
- To consider hirers' complaints, that cannot be dealt with by the Manager or Clerk.

#### **Licensing**

- To ensure the Centre meets the Licensing Act requirements.
- To formulate policy for licensing and make a recommendation to the Council as Trustee for approval.

### **NEIGHBOURHOOD PLAN WORKING PARTY**

#### **Main Function:**

Consultation with the community and stakeholders for the creation of a Neighbourhood Plan for Billingshurst.

#### **Membership:**

6 Councillors (max), plus non-Councillor members and District and County Councillors as appropriate.

**Terms of Reference:**

- To define a timetable for the preparation of the Neighbourhood Plan.
- To produce a statement of community and stakeholder engagement.
- To implement the statement of community and stakeholder engagement at the earliest opportunity and throughout the process.
- To apply for grant funding for the Neighbourhood Plan process.
- To prepare a brief to seek quotations for specialist help in the creation of the Neighbourhood Plan.
- To prepare a brief detailing quotation obtained for specialist help to prepare the Neighbourhood Plan and recommendation of selection of specialist for approval and appointment by the Council.
- To work with the specialists and the community to develop a vision for the parish for approval by the Parish Council.
- To appoint focus groups to develop further the different aspects of the vision for the parish.
- To build an evidence base to support the Neighbourhood Plan.
- To develop policy, guidance and proposals for the Neighbourhood Plan.
- To call for site allocations.
- To present the pre-submission consultation Neighbourhood Plan to the Council for approval.
- To present the submission Neighbourhood Plan and consultation statement to the Council for approval.
- To consider any modifications recommended by the Independent Examiner and make a recommendation to the Council.

**Secretariat**

Billingshurst Parish Council to provide full secretariat support to the Working Party in accordance with Standing Orders. The Neighbourhood Plan agendas, minutes, consultations and updates can be added to the Council's website.

**Financial**

Billingshurst Parish Council to retain full responsibility for the administration of the finances of the Neighbourhood Plan in accordance with Financial Regulations.

**Focus Groups**

- The Neighbourhood Plan Working Party may appoint Focus Groups to investigate specific Neighbourhood Plan issues.
- These Focus Groups may be comprised of all non-Councillor members.
- Their role will be to investigate and make a report to the Steering Committee.
- Members will have no voting rights, as they are an advisory group only.

**Footnote**

As a Working Party, it has no delegated powers as per an ordinary Committee, thus, all significant decisions must be made in the form of a recommendation to the parent committee, F&GP.

## **APPENDIX D**

### **BILLINGSHURST PARISH COUNCIL**

**WEDNESDAY 10 MAY 2023**

#### **APPOINTMENT OF COMMITTEES ETC**

#### **REPORT BY CLERK**

#### **FOR DECISION**

At the Annual Meeting of the Council, the Council reviews the membership of all committees, working parties and appointments to outside bodies etc.

All Councillors were invited to inform the office of their intentions regarding these positions. **A table summarising preferences will be e-mailed before the meeting.** Cllrs are asked to check that it is accurate and inform the meeting of any corrections or further offers to fill vacancies, when invited to do so by the Chairman.

The Council is invited to appoint committees, working parties and representatives to outside bodies etc. accordingly.

[Where there are more offers than there are vacancies for a particular role, member may need to vote on those.]

Subject:

From: Philip Johnson

Sent: Tuesday, April 4, 2023 9:31 AM

To: Andrew Griffith MP

Subject: Department of Levelling Up, Housing and Communities housing policy consultation - Your specific lobbying and support needed below

Dear Andrew

We responded to the recent housing policy consultation and were pleased to support the Government's proposals to give greater weight to community views as expressed through local and neighbourhood plans. The retention of the mutant algorithm as the default position for housing number targets remains a major concern, as we highlight below.

We are writing to you specifically to express the deep unease triggered by a recent local case in Billingshurst (attached) where a developer up-ended the Billingshurst Neighbourhood Plan at appeal. Despite the Neighbourhood Plan being less than 2 years old, and Billingshurst having contributed massively to Horsham District's housebuilding target, the lack of a demonstrable 5-year housing land supply was considered overriding. This is not an isolated case. Moreover, influential lobbyists (such as development consultancy Lichfields) are pushing hard to minimise the weight given to made Neighbourhood Plans, to the potential detriment of communities across the UK who have put so much effort into creating the plans.

We know that developers locally are actively preparing applications that will seek to challenge the made Henfield Neighbourhood Plan (HNP) in similar ways to the Billingshurst upheld appeal. The HNP becomes 2 years old in June this year and in the absence of an up to date Horsham Local Plan it will cease to engage the protection offered by NPPF paragraph 14 so that all decisions will be made on the basis of a tilted balance.

Given that Horsham District Council remains a long way from making the new District Plan, then increasingly - this year - Neighbourhood Plans across your constituency will be challenged as they "time expire" - and will be undermined by using the mutant algorithm to impose unwanted housing on rural communities.

Three points in the consultation are crucially important:-

**1. NPPF para 14**

We support the proposed re-wording of NPPF paragraph 14 in the consultation, increasing the protection given to neighbourhood plans. Indeed urgent change to paragraph 14 is essential if credibility is to be restored to the Neighbourhood Planning process given that it takes years of intense community effort to develop a neighbourhood plan. Under current rules, these plans cease to carry weight in planning decisions 2 years after adoption, even though they may be designed as a strategic plan for 15 years. This makes neighbourhood planning non-viable, with many communities now deciding not to review and update their plans. It also creates disenchantment and cynicism about the government's commitment to community engagement. Extending the review period for neighbourhood plans to 5 years brings it into line with the requirement for local plans. More importantly, it is a minimum requirement to restore credibility and re-motivate communities to engage in the planning process.

**2. 5-YHLS**

We support the proposal that local planning authorities will not have to continually demonstrate a deliverable 5-year housing land supply (5YHLS) as long as the housing requirement set out in its strategic policies is less than

five years old. We know that 5YHLS can change from week to week as projects are delayed or accelerated by developers. Planning authorities such as Horsham often have little or no control over these changes but the changes are routinely exploited by developers to secure additional planning permissions in situations that conflict with local plans. Planning appeals frequently focus on this question and consume a great deal of inspector and officer time, slowing down the whole planning process. It makes outcomes less predictable and causes distress among local communities who have invested in creating the local plan and committed to implementation. 5YHLS should be agreed at the plan making stage and then reviewed when the plan is reviewed, eg. every 5 years. It is not appropriate to have the 5YHLS challenged each time a planning refusal is appealed or to have an entire Local Plan overturned on the back of a single development application. Planning appeals should be about making decisions against the current plan, not constantly re-writing the plan on the basis of an inevitably limited review. Housing delivery rates are not relevant to the decision on the appropriateness of a particular application. Appeals should focus on the merits of the individual site and the development proposal.

### **3. Changes to plan-making and housing supply**

The Standard Method for calculating housing need lies at the heart of the problems with the current planning system. Local authorities already keep records of people who are homeless or living in unsatisfactory conditions and are waiting for housing. In addition, all communities naturally wish to see sufficient homes built to provide affordable housing for local children who want to remain in the area when they grow up. These are genuine housing needs. They should be the starting point for objective assessment of minimum housing requirements. The current 'housing need' calculation is based on a combination of demographic projections and affordability. Affordability reflects the desirability of a location and hence market demand. Mandating that authorities must build houses to satisfy this demand has resulted, especially since the pandemic, in attractive rural communities being overwhelmed by migration from outside the local area. It drives up prices even further and leads to a shortage of housing for local people. It is fundamentally changing the character of areas, generating resentment and opposition from existing residents. In a free market economy, government should not mandate the building of houses simply to meet market demand. Local communities should be able to decide for themselves how much growth through migration they wish to see. The conflation of housing need and market demand drives the conflict of interest between developers and communities and is core to the failure of the current planning system.

Retention of the arbitrary Standard Method as the artificial way to calculate local housing need enshrines the core problem with the current system. It puts the burden on planning authorities to show that their situation is 'exceptional' whereas departures from the flawed Standard Method ought to be the expected. In every case the authority has to overcome a high threshold to show why the arbitrary standard method gives a false, high or low, value for objective 'housing need'. It should be acknowledged that local, objective assessment of housing need defines the baseline requirement, rather than the current arbitrary and misleading calculation. Only when a planning authority fails to produce an acceptable (to the Planning Inspectorate) estimate should the Housing Need Standard Method be applied. The Standard Method should be a fallback, not the starting point. This change would immediately remove much of the conflict and delay from the planning system. It would create a platform from which a constructive discussion can be had between communities, authorities and developers about the potential for housing market development beyond basic need.

We much appreciate your efforts to avoid over-development.

Could you please reassure us that you support the above points and will lobby your colleagues hard to have these key elements incorporated.

Kind regards,  
Philip Johnson  
Chairman, CPRH (Campaign to Protect Rural Henfield)



## **APPENDIX F**

### **BILLINGSHURST PARISH COUNCIL**

**WEDNESDAY 10 MAY 2023**

#### **ANNUAL PARISH (OR TOWN) MEETING OF ELECTORS.**

#### **REPORT BY CLERK**

#### **FOR DECISION**

Every parish must hold an Annual Parish Meeting (APM) of Electors each Spring, and where there is a parish council, it is the duty of the council to convene such a meeting. Meetings may be convened at other times of the year by the council, the chairman, any 2 district councillors for the parish or by any six electors. [Local Government Act 1972 Sch. 12 Part III]

Agendas usually include the chairman's report, presentation of accounts and opportunity for electors to raise other issues. Billingshurst Parish Council always tries to invite a speaker, to generate added interest. Despite widespread publicity, and an excellent talk from the Dogs Trust, only 9 members of the public (all Parish Councillors) attended the 2023 meeting. Attendances of previous years' meetings are as follows.

2016	AIR AMBULANCE	16 members of the public
2017	WEY & ARUN CANAL TRUST	20 members of the public
2108	POLICE	8 members of the public (all Parish Councillors)
2019	BILLINGSHURST SURGERY	33 members of the public
2020	CANCELLED due to COVID	
2021	CANCELLED due to COVID	
2022	NO SPEAKER	8 members of the public (all Parish Councillors)

The pattern is mirrored in many other parishes.

The legislation predates the now common practice of some form of public question time at all meetings of local councils; residents preferring to attend for specific items when needed.

Many parishes are now questioning the relevance of APM.

I have spoken to the West Sussex Association of Local Councils (WSALC) about proposing a motion to the County Association and the CEO suggests proposing something to Horsham Association of Local Councils (HALC) in the first instance. If supported at these two levels, it could then be submitted to the National Association (NALC) who lobby government.

The Council is invited to propose to Horsham Association of Local Councils (HALC):

*That Local Councils who can demonstrate that they have a public question time at all meetings, be excused of their duty to convene an Annual Parish Meeting of Electors each Spring.*

**APPENDIX G**

**BILLINGSHURST PARISH COUNCIL**

**10 MAY 2023**

**TO CONSIDER POSSIBLE POSITION STATEMENT: WEST OF BILLINGSHURST  
REPORT BY CLERK TO THE COUNCIL  
FOR DECISION**

At a recent workshop concerning West of Billingshurst, councillors agreed that in the interests of transparency, the Council should release a statement setting out its role and position on the development.

Cllr Craig Gale kindly agreed to draft some words for discussion attached.

The Council is invited to consider accordingly.

# Report on 'Support of West of Billingshurst'

## Preamble

BPC needs to move forward with the outworking of the resolution of November 2021 and to help the council restore a majority view, or better a unified position on the definition of support as worded:

*"RESOLVED that the Council supports the development of West of Billingshurst (and not East of Billingshurst.)"*

Before defining what our support looks like, we must initially note that Billingshurst Parish Council functionally wears three different hats. First, we are the local council, responsible for specific parts of village life including planning and caring for village property, having the right of a consultee at District and so on. Second, we are the corporate trustee of the Community Centre. Thirdly we operate as a landowner of village assets. When it comes to our support of West, we must clarify which hat we're wearing.

Seeing as the council resolved to support West OVER East, that decision was made wearing hat one. It's worth noting that this decision could be overturned at a Full Council meeting.

## Defining "support"

At this point we need to define what support entails and have come up with the following graded definitions:

For BPC to support West of Billingshurst over East, it could mean that:

- a. BPC will seek to push for West to be built at all costs.
- b. BPC will seek to encourage HDC to have West built
- c. BPC will support West in so far as we will work with the developer of West *as a landowner* for what BPC can gain on behalf of the community, but *as a council* remain formally opposed to large scale development in the community.
- d. If we are to have one or the other, BPC would support the West development over the East, but remain formally opposed to large scale development in the community. Our preference is for neither and we will not work with developers as a landowner.

As can be seen, this is a scale of responses, and we could combine as necessary.

## Proposal

When it comes to our consideration of the West of Billingshurst Development, it is important that we are aware of which hats are at play at each stage of the process. At the current stage, it seems to me that we're choosing whether or not to permit Highwood to include our land in their application, for the benefit of the village. This means that we are operating under our third hat, that of landowner of Jubilee Fields. I think that we can quite

reasonably retain a position of not wanting development in any form, but if we are to have it, to seek that it's done with the interest of existing residents at the fore. We permit the use of our land in the bid but remain opposed to the development as a whole, since we don't want large scale development in our community.

I would propose that we adopt the following formal position:

*"Billingshurst Parish Council is opposed to large scale developments being constructed within the Parish. However, when developers are exploring options, the council is ready and willing to work with developers for the benefit of the community as they make their application. Therefore, BPC will support West in so far as we will work with the developer of West as a landowner for what BPC can gain on behalf of the community, but as a council remain formally opposed to large scale development in the community."*

This proposal permits us to remain opposed to large scale development as a Parish Council wearing our planning hat and to fulfil our role as a consultee to planning bids. But it also allows us to seek to get something from the developers for the good of Billingshurst. We would be able to oppose the bid in good conscience, whilst accepting that if it does go through, we get something from it.