

Reference No. 18006

- NOTICE OF DECISION OF THE CABINET MEMBER FOR PLANNING AND DEVELOPMENT

Pursuant to the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, Regulation 13(1) and Section 9F (4) of the Local Government Act 2000

Heath Common Design Statement

Decision	To agree to publish the draft Heath Common Design Statement for a four week consultation period between 16 March 2018 and 13 April 2018.
Reason for Decision	To progress the Heath Common Design Statement towards adoption by Horsham District Council as a Supplementary Planning Document (SPD). This will provide additional guidance to both planning officers and stakeholders on the policies contained in the Horsham District Planning Framework and the emerging Storrington & Sullington and Washington Parishes Neighbourhood Plan.
Possible alternatives considered but rejected	A separate course of action would be to not progress this document for adoption as an SPD. This has been rejected as it is considered that this draft document provides useful additional guidance to the policies contained in the Horsham District Planning Framework and the emerging Storrington & Sullington and Washington Parishes Neighbourhood Plan.
Conflict of interest and any dispensations granted	None
Date of Decision	05/03/2018
Date by which decision may be implemented	13 March 2018

This decision is an executive decision as described in Section 14 of Part 4C *Overview and Scrutiny Procedure Rules* of the Constitution of the Council. A copy of this decision notice has been provided to all members of the council and the Chairman of the Overview and Scrutiny Committee.

Signed:



Cabinet Member for Planning and Development

Background Information

1 Introduction and Background

- 1.1 Residents of Heath Common have prepared a draft 'Heath Common Design Statement' with the support of Washington Parish Council. It is proposed that this document be consulted upon and adopted as a supplementary planning document (SPD) by Horsham District Council to provide further guidance for both officers and stakeholders on the policies contained in the Horsham District Planning Framework and the emerging Storrington & Sullington and Washington Parishes Neighbourhood Plan.
- 1.2 This report sets out the next steps that are required in order to progress the document towards adoption as a SPD.

2 Relevant Council policy

- 2.1 The Statutory Development Plan for the Parish of Washington comprises the Horsham District Planning Framework, the West Sussex Waste Local Plan and the West Sussex Minerals Local Plan. The Minerals Local Plan is under review and is currently at examination stage following its submission to the Secretary of State.
- 2.2 The Parishes of Storrington, Sullington and Washington have produced a draft joint Neighbourhood Plan which has been submitted to Horsham District Council. It is currently at Regulation 16 stage with the consultation period running from 23 February until 13 April 2018. Should the Neighbourhood Plan satisfy all requirements at Examination and obtain support from more than 50% of voters at referendum it will also form part of the Statutory Development Plan.
- 2.3 The Heath Common Design Statement will primarily supplement policies 4, 29, 31, 32, 33 and 39 in the Horsham District Planning Framework.

3 Details

- 3.1 The 'Heath Common Design Statement' updates the 'Heath Common Village Design Statement' which was originally adopted as Supplementary Planning Guidance (SPG) in 1999. It seeks to align with current planning policy whilst continuing to protect the unique character of the area.
- 3.2 The document is broken into two sections. The first section sets out the history and context of the area and the purpose of the document. The second section sets out detailed planning guidance which takes into account the unique qualities of the area. This is further supported by three appendices. Appendix 1 sets out relevant appeal decisions, Appendix 2 provides a schedule of residential development in the area since 1996 and, Appendix 3 sets out relevant planning policy with which the new guidance criteria seek to be aligned.

3.3 Section 2 sets out the main guidance for the interpretation of planning policy within the Heath Common area. Section 1 and the appendices assist in the provision of the reasons for this guidance. Much is based on the nature of the area and its narrow winding private roads which lack road widening opportunities or an ability to increase the number of vehicle passing places. The guidance includes the following:

Scale of dwellings:

- New dwellings should reflect the design and character of existing properties, maintain a balance in the range of sizes, be appropriate to the plot size and avoid formal building lines;
- Extensions and, conversions and garages should be modest, in sympathy with the main building and incorporate a pitched roof where possible;

Impact on the land and biodiversity:

- existing flora, fauna and habitats should be protected including tree root systems and site clearance for new development should be limited/minimised;
- boundary enclosures should be compatible with the rural character and comprise different rustic fencing supplemented by hedge planting and avoid suburbanisation by brick walls or similar;
- consideration is to be given to all necessary infrastructure in order to avoid environmental damage;

Impact on neighbouring amenity:

- new buildings or extensions to consider issues such as loss of light, loss of privacy, overlooking and/or have visual and amenity impacts from use of dual or shared driveways;
- ridgeline heights must not dominate nearby dwellings;
- proposals to clearly show 'street scene' elevations, detailed proposed dimensions and how the buildings sits relative to the adjacent properties

The Lanes and lighting

- development should prevent inappropriate external lighting and should accord with the 'unlit' Washington Parish status (i.e. The Lanes are unlit) and the South Downs National Park 'dark skies' policy/status;
- adequate off-road parking should be provided and no parking should be proposed on The Lanes themselves;

General:

- developers will be expected to provide a clear and detailed statement on how all the criteria will be met;
- regard given to recent planning appeal decisions which recognise the low density and unique character of the area.

3.4 The Residents of Heath Common have prepared the draft 'Heath Common Design Statement' in consultation with Washington Parish Council The draft document was then shared with officers of HDC who have made a number of suggestions and clarifications to the text to ensure the document complied with planning requirements, so as to be of maximum benefit to stakeholders and officers considering planning proposals in the Parish. The Residents of Heath Common made amendments to the draft document in light of this feedback.

4 Next Steps

- 4.1 The Residents of Heath Common would like the 'Heath Common Design Statement' to be adopted by Horsham District Council as a Supplementary Planning Guidance. Officers are of the view that this will assist the implementation of the Development Plan by providing further guidance and advice in relation to policies 32 and 33 of the HDPF in relation to the Heath Common area. In order for the document to be adopted as SPD, it is necessary for a period of formal consultation to be undertaken in accordance with Town and Country Planning (Local Planning) (England) Regulations 2012. It is therefore proposed that consultation commences on 16 March 2018 and runs for a four week period, concluding on Friday 13 April 2018. The consultation comments, including any further commentary from Horsham District Council will be reviewed and, if necessary, any changes will be discussed with the Residents of Heath Common. In light of any amendments, a statement will be prepared in accordance with Regulation 12a of Town and Country Planning (Local Planning) (England) Regulations 2012, prior to the adoption of the 'Heath Common Design Statement' as a SPD.

5 Outcome of Consultations

- 5.1 Consultation has taken place between Horsham District Council and Washington Parish Council and local residents, following a review a number of draft versions of the 'Heath Common Design Statement' to provide feedback to the Parish. This report is to seek agreement for further consultation to take place on this document.

6 Resource Consequences

- 6.1 There are no financial consequences arising from the preparation of this document.
- 6.2 There are no staffing consequences arising from the preparation of this document.

7 Legal Consequences

- 7.1 If adopted, the 'Heath Common Design Statement' will provide additional guidance and interpretation of policy. It does not however constitute new policy. This reduces the risk of legal challenge. It should however be noted that any planning document carries a small risk of legal challenge, but this risk is considered to be low.

8 Risk Assessment

- 8.1 No specific risks have been identified in the preparation of this document.

9 Other Considerations

- 9.1 No Crime & Disorder; Human Rights; Equality & Diversity impacts have been identified in relation to this report. As for Sustainability, the Heath Common Design Statement will assist in making development in the Heath Common area more sustainable, particularly in terms of environmental impacts.

Background Papers

Horsham District Planning Framework (HDPF) November 2105

Heath Common Design Statement (draft for adoption in 2018)

Heath Common Village Design Statement (adopted as SPG in January 1999)

Wards affected:

Washington

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PART 1

DESCRIPTIONS OF EXEMPT INFORMATION: ENGLAND

- 1.** Information relating to any individual.
- 2.** Information which is likely to reveal the identity of an individual.
- 3.** Information relating to the financial or business affairs of any particular person (including the authority holding that information).
- 4.** Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.
- 5.** Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
- 6.** Information which reveals that the authority proposes -
 - (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
 - (b) to make an order or direction under any enactment.
- 7.** Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

PART 2

QUALIFICATIONS: ENGLAND

- 8.** Information falling within paragraph 3 above is not exempt information by virtue of that paragraph if it is required to be registered under -
 - (a) the Companies Act 1985;
 - (b) the Friendly Societies Act 1974;
 - (c) the Friendly Societies Act 1992;
 - (d) the Industrial and Provident Societies Acts 1965 to 1978;
 - (e) the Building Societies Act 1986; or
 - (f) the Charities Act 1993.
- 9.** Information is not exempt information if it relates to proposed development for which the local planning authority may grant itself planning permission pursuant to regulation 3 of the Town and Country Planning General Regulations 1992.
- 10.** Information which -

(a) falls within any of paragraphs 1 to 7 above; and

(b) is not prevented from being exempt by virtue of paragraph 8 or 9 above, is exempt information if and so long, as in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.