

Council
22 MAY 2017

Present: Councillors: Christian Mitchell (Chairman), Roger Clarke (Vice-Chairman), John Bailey, Andrew Baldwin, John Blackall, Toni Bradnum, Alan Britten, Karen Burgess, Peter Burgess, John Chidlow, Jonathan Chowen, Philip Circus, Paul Clarke, David Coldwell, Roy Cornell, Christine Costin, Jonathan Dancer, Ray Dawe, Brian Donnelly, Matthew French, Billy Greening, Tony Hogben, David Jenkins, Nigel Jupp, Liz Kitchen, Adrian Lee, Gordon Lindsay, Tim Lloyd, Paul Marshall, Mike Morgan, Josh Murphy, Godfrey Newman, Brian O'Connell, Stuart Ritchie, Kate Rowbottom, Jim Sanson, David Skipp, Ben Staines, Claire Vickers, Michael Willett and Tricia Youtan

Apologies: Councillors: Leonard Crosbie, Connor Relleen and Simon Torn

CO/87 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

CO/88 **ANNOUNCEMENTS**

There were no announcements.

CO/89 **PLANNING APPLICATION DC/16/1677 - LAND NORTH OF HORSHAM
WARDS: HOLBROOK WEST, RUSPER & COLGATE, HOLBROOK EAST
APPLICANT: MR DEREK LLOYD, LIBERTY PROPERTY TRUST**

The Chairman invited the Director of Planning, Economic Development & Property to present the report on the outline application which sought permission for a mixed use strategic development, with all matters, except for access, reserved for future determination.

The application had been referred to full Council by Planning Committee (North) on 28th April 2017. The Committee had resolved to do so because of the scale and significance of the proposal (Minute No. PCN/121 (28.04.17) refers).

Details of the proposal included: up to 2,750 homes, to include 30% housing for local need, of which 18% would be affordable housing; a number of education and community facilities; 46,450 square metre business park; retail facilities including local shopping facilities; open space and recreation facilities; and landscaping.

The application site was located adjacent to the northern boundary of Horsham, north of the A264 between Langhurstwood Road and Wimland Road. The suburban area of Crawley was approximately two miles to the north east. The

site was predominantly made up of agricultural fields, with some copses and three areas of ancient woodland.

Members were referred to the report and addendum that had been considered by the Planning Committee, which contained details of the application, relevant policies, planning history, the outcome of consultations, a planning assessment of the proposal and recommendations. They were also referred to the appendix to the original report, which outlined proposed Heads of Terms to be secured through a Legal Agreement.

Since the application had been reported to the Planning Committee, three letters of objection and one of comment had been received.

Three members of the public spoke in objection to the application, comprising a member of Horsham District Cycle Forum, a member of the Horsham Society, and a representative of Horsham Labour Party. A representative of Horsham Town Community Partnership commented on the proposal. The applicant and the applicant's agent both addressed the meeting in support of the proposal.

Representatives from North Horsham Parish Council, Rusper Parish Council and Warnham Parish Council all addressed the meeting in objection to the proposal.

Members considered the additional information and details set out in Addendum B which sought to assist Members in considering the points of concern that had been raised by the Planning Committee regarding: transport and highways; the Viability Assessment and affordable housing provision; and services and infrastructure. The addendum also included two corrections to paragraphs 6.133 and 6.9 of the original report. Members also noted a letter from the applicant which sought to clarify how points raised by the Planning Committee had been addressed.

Members commented on the outline application, weighing the benefits of the proposal against the harm, with particular reference to:

- Transport and highways issues, including: Langhurstwood Road and the impact of HGVs travelling through a residential area; and traffic impact on the wider highway network, in particular on Rusper and Warnham. The proposal's impact on the A264 and connectivity with Horsham Town were also raised.

The Director of Planning, Economic Development & Property advised that officers and the applicant were in discussion regarding other available options for Langhurstwood Road. These discussions would continue with the Highways Authority.

It was also confirmed that the applicant had agreed to monitor future traffic movements through Rusper and to monitor accident 'hot spots' identified by Warnham Parish Council with a view to funding safety measures should they be required.

- The need for a comprehensive cycle route plan to ensure connectivity. The Director of Planning, Economic Development & Property agreed that a condition would be added to secure an overarching cycle plan for the development, with details to be secured through reserved matters applications.
- Concerns regarding the Riverside Walk, which ran through the site. Members were advised that the applicant had agreed to formalise and enhance the route of the Riverside Walk through the site.
- The need to scrutinise the supply of services, in particular sewerage capacity. The Director of Planning, Economic Development & Property advised that Southern Water had confirmed there were suitable technical solutions to sewerage issues.
- The percentage of Affordable Housing was considered inadequate by a number of Members. Members were referred to Counsel's advice which was that the application achieved a reasonable percentage of affordable housing.

With regards to the Viability Assessment, concern was expressed regarding its accuracy and the need for it to be updated. It was moved that the item be deferred to allow for a new Viability Assessment to be undertaken. The motion fell.

The Legal Agreement would contain a mechanism for reviewing of the scheme's viability every five years throughout the development's delivery. The Director of Planning, Economic Development & Property reassured Council that this mechanism would claw back a percentage of any future uplift, which could result in an increase in affordable housing provision.

At the conclusion of the debate, the Cabinet Member for Planning & Development asked Members to support the recommendation that the application be determined by the Director of Planning, Economic Development & Property, in consultation with the Chairmen and Vice-Chairmen of the Planning Committee (North) and the Planning Committee (South) and the Cabinet Member for Planning & Development, with a view to granting permission, subject to the completion of a Legal Agreement and appropriate conditions.

In accordance with Rule 4a.31 (d) of the Council's Constitution, it was requested that the voting in respect of the motion should be recorded.

The voting was as follows:

FOR THE MOTION Councillors: John Blackall, Peter Burgess, Jonathan Chowen, Philip Circus, Paul Clarke, Roger Clarke, David Coldwell, Roy Cornell, Ray Dawe, Brian Donnelly, Matthew French, Billy Greening, Nigel Jupp, Adrian Lee, Gordon Lindsay, Tim Lloyd, Paul Marshall, Mike Morgan, Brian O'Connell,

Stuart Ritchie, Kate Rowbottom, Jim Sanson, Ben Staines, Claire Vickers,
Michael Willett, Tricia Youtan

AGAINST THE MOTION Councillors: John Bailey, Andrew Baldwin, Toni
Bradnum, Alan Britten, Christine Costin, Jonathan Dancer, Tony Hogben, Liz
Kitchen, Christian Mitchell, Josh Murphy, Godfrey Newman, David Skipp

ABSTAINED Councillors: Karen Burgess, John Chidlow, David Jenkins

ABSENT Councillors: Leonard Crosbie, Connor Relleen, Simon Torn

The motion was therefore declared **CARRIED** and it was:

RESOLVED

That planning application DC/16/1677 be determined by the Director of Planning, Economic Development & Property, in consultation with the Chairmen and Vice-Chairmen of the Planning Committee (North) and the Planning Committee (South) and the Cabinet Member for Planning & Development, with a view to granting permission, subject to the completion of a Legal Agreement to secure the details as set out in the Heads of Terms and appropriate conditions.

During determination both the Legal Agreement and planning conditions may be added to, removed or varied.

CO/90 **URGENT BUSINESS**

There were no urgent matters to be considered.

The meeting closed at 8.05 pm having commenced at 6.00 pm

CHAIRMAN