

Planning Committee (South)
26 APRIL 2022

Present: Councillors: Tim Lloyd (Chairman), Paul Clarke (Vice-Chairman), John Blackall, Chris Brown, Karen Burgess, Jonathan Chowen, Michael Croker, Joan Grech, Nigel Jupp, Bob Platt, Josh Potts, Kate Rowbottom, Diana van der Klugt and James Wright

Apologies: Councillors: Philip Circus, Ray Dawe, Lynn Lambert, Mike Morgan, Roger Noel and Jack Saheid

PCS/66 **MINUTES**

The minutes of the meeting held on 15 March were approved as a correct record and signed by the Chairman.

PCS/67 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/20/2607 Councillor Wright declared a personal interest in this item as he knew the farmer involved in the proposed offsetting measures. (6.12 of the Committee Report).

PCS/68 **ANNOUNCEMENTS**

There were no announcements.

PCS/69 **APPEALS**

The list of appeals lodged, appeals in progress and appeal decisions, as circulated were noted.

PCS/70 **DC/20/2607 LAND AT DUCKMOOR, EAST OF BILLINGSHURST, BILLINGSHURST.**

The Head of Development and Building Control reported that this outline application sought to amend the reasons for refusal being considered under the current appeal by the Planning Inspectorate.

The outline application was for the erection of 83 residential units, landscaping, vehicular access, parking and associated infrastructure. All matters were reserved apart from access.

The application site was located at Land at Duckmoor, East of Billingshurst.

The site was located to the east of Billingshurst, to the west of Wooddale Lane comprising just over 6 hectares of agricultural land. The site consisted of three large fields with boundaries of hedges and trees outside of the Built Up Area Boundary. The site had not been allocated for development within the Horsham District Planning Framework or an adopted Neighbourhood Plan.

DC/20/2607 had been returned to committee to consider revisions for refusal which was subject to current appeal by the Planning Inspectorate and it was recommended that:

- (a) The current reasons for refusal relating to the principle of development and landscape harm, owing to the Council's lack of five year housing land supply should be withdrawn.
- (b) A new reason for refusal relating to the adverse impact of the development on the Arun Valley SAC/SPA and Ramsar sites should be introduced as the development had not demonstrated to be water neutral.

Members noted the planning history of DC/20/2607. Billingshurst Parish Council had objected to the application. Objections had been received from 20 different households and CPRE Sussex and Devine Homes PLC. No letters of support had been received.

Members discussed the matters raised in the Officers report and the current reasons for refusal and determined that the current reasons should be retained as part of the current appeal.

RESOLVED

That planning application DC/20/2607 will advise the Planning Inspectorate that it will be defending the refusal of planning permission on the following grounds:

1. Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 and 182 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

2. The development, due to its location outside of the Built up Area Boundary and on a site not allocated for development within the Horsham District Planning Framework (2015), or an adopted Neighbourhood Plan, is

unacceptable. The provision of up to 83 residential units in this location, would conflict with the overarching strategy and hierarchical approach of concentrating development to the main settlements and managing development on edges of existing settlements in order to protect the settlement pattern, the rural character and landscape, as set out in Policies 1, 2, 3, 4 and 15 of the Horsham District Planning Framework (2015) and Policy Bill 1 of the Billingshurst Neighbourhood Plan. The proposed development is not essential to its countryside location and does not support the needs of agriculture or forestry. As such, the proposed development would be contrary to Policy 26 of the Horsham District Planning Framework (2015).

3. The proposed development, by reason of the size and scale of its outward extension of the settlement edge of Billingshurst beyond the confines of the existing development parcels, would have an urbanising influence in the countryside beyond Billingshurst and views into the undeveloped countryside, resulting in harm to the sense of place and countryside character and linkage between the countryside and the open space network created by the new development landscape strategy of the strategic allocation DC/15/0059 and woods to the west, as well as inappropriate and harmful to the hamlet scale and settlement characteristics of parcels H6 and H7, contrary to policies 25, 26, 31, 32, and 33 of the Horsham District Planning Framework (2015) and Policy Bill 2 of the Billingshurst Neighbourhood Plan.

4. Policy 16 of the Horsham District Planning Framework requires 35% affordable housing provision on developments of this size. Policy 39 requires new development to meet additional infrastructure requirements arising from the new development. Both the provision of affordable housing and contributions to infrastructure and offsite improvements including sustainable transport commitments, Public Right of Way resurfacing and link connection to the new development, and air quality mitigation Page 24 measures must be secured by way of a Legal Agreement. No completed legal agreement is in place and therefore there is no means by which to secure these Policy requirements or a requirement for the provision of 4 custom / self build units. As such, the proposal is contrary to Policies 16 and 39 of the Horsham District Planning Framework (2015) and Policy BILL 6 of the Billingshurst Neighbourhood Plan (2021)

The meeting closed at 3.36 pm having commenced at 2.34 pm

CHAIRMAN