

Planning & Development Policy Development Advisory Group
7 NOVEMBER 2022

Present: Councillors: Lynn Lambert (Chairman), Karen Burgess, Michael Croker, Ruth Fletcher, Nigel Jupp, Tim Lloyd, Jon Olson, Josh Potts and Diana van der Klugt

Apologies: Councillors: Paul Clarke and John Milne

Also Present: Liz Kitchen, Kate Rowbottom, Sam Raby, Claire Vickers and Tricia Youtan

8 **NOTES OF PREVIOUS MEETING**

The notes of the previous meeting held on 4 July were received.

9 **LOCAL PLAN UPDATE**

The Head of Strategic Planning advised the Group that Part C of the Water Neutrality Mitigation Strategy document was in the final stages of sign off. The document outlines the overarching mechanism by which potential increase in water supply could be offset and how it would be delivered. This document would also enable the progression of the Local Plan but would not unlock current planning applications until an implementation strategy is in place. Information had been provided through Member workshops, seminars and recent drop-in sessions where feedback had been received.

The Planning Policy Team Leader gave an update on Social Rented Housing and First Homes Study which had been conducted by Icenl.

At Council in October 2021 a motion was agreed to reconsider the Council's position and policy to maximise social rented homes on new sites to achieve 35% of all affordable homes.

The Group were advised of report details which included main findings, key points, viability and proposed policy changes. The PDAG members requested further information to assist their understanding of a highly complex matter.

10 **MAJOR PROJECTS UPDATE**

The Head of Development & Building Control gave an update on the progress on the strategic sites, which were noted by the group. The Group were reminded that these sites already have permission and were allocated as part of current and previous plans.

North Horsham:

Works were continuing on Phase 1A of 193 dwellings with first occupations due in November, work had commenced on Phase 1B of 197 dwellings. Work is due to be completed in November on the A264 roundabout. Applications for Morrisons Supermarket and the Sports Hub were awaiting outstanding issues to be addressed and amendments.

Southwater:

Community infrastructure was completed and transferred to the Parish Council. Phase 5 of 80 units had been approved at November Planning Committee subject to the completion of Section 106 Agreements.

Kilnwood Vale:

Applications for the Neighbourhood & Community Centre were to be submitted in 2023. Works relating to Phase 3C, 2D, E & F were progressing, works on a bus gate were due to commence shortly. Work was continuing on housing approved at Reserve Land to the west of Kilnwood Vale and an application for 116 dwelling at Reserve Lane were in abeyance regarding water neutrality issues. Phase 3 remediation works were continuing. All outline permission requires submissions of reserved matters by October 2023.

Novartis:

A public exhibition had been held in September.

Applications for approx. 260 residential units for reserved matters need to be submitted before February 2023. Plans will include mews and town houses, gate houses, flats and conversion of existing buildings.

Employment marketing had commenced for commercial units and reserved matters would follow in due course. Proposals include 35% affordable housing with the intention to deliver these in the first phase.

There were no current major updates on East of Billingshurst and West of Horsham – Highwood.

11 **FORWARD PLAN EXTRACT FOR THE PLANNING AND DEVELOPMENT PORTFOLIO**

The forward plan extract was noted.

The meeting closed at 11.24 am having commenced at 10.03 am

CHAIRMAN