

## Report to Cabinet

21 July 2016

By the Cabinet Member for Planning and Development

KEY DECISION



**Horsham  
District  
Council**

Not Exempt

### **Billingshurst Village Centre – Supplementary Planning Document**

#### **Executive Summary**

In order to plan for growth in Billingshurst and to ensure that the village centre is improved so that it can play a role as the social and economic focus for the area, a Supplementary Planning Document has been produced. This has been developed based on previous research and stakeholder consultation. Billingshurst Village Centre Supplementary Planning Document will identify key issues and priorities for the improvement of the village centre.

The draft Supplementary Planning Document was published for public consultation on 4th March 2016 and comments invited by 29th April. The purpose of this report is to present the consultation responses and to approve the amended Billingshurst Village Centre Supplementary Planning Document for adoption.

#### **Recommendations**

Cabinet is asked to approve the following recommendations:

- i) To approve the recommended changes to the draft Billingshurst Village Centre - Supplementary Planning Document for incorporation into the final document.
- ii) To approve the amended Billingshurst Village Centre Supplementary Planning Document for adoption to guide the Development Plan.
- iii) That the Cabinet Member for Planning and Development has delegated authority to agree minor editorial changes.

#### **Reasons for Recommendations**

- i) To take into account the issues raised during the consultation period.
- ii) To shape improvements and enhancement to Billingshurst Village Centre.
- iii) To undertake minor editorial or typographical amendments.

## **Background Papers**

Appendix 1 Statement of Consultation including a table of consultation responses and recommended changes (July 2016)

Appendix 2 Billingshurst Village Centre Supplementary Planning Document (July 2016)

**Wards affected:** Billingshurst.

**Contact:** Dr Chris Lyons, Director of Planning, Economic Development & Property, Julia Dawe, Planning Policy Advisor.

## **Background Information**

### **1 Introduction and Background**

- 1.1 The strategy in the Horsham District Planning Framework (HDPF) recognises Billingshurst as a supporting settlement in the development hierarchy. In order to plan for growth in Billingshurst and to ensure that the village centre is improved so that it can play a role as the social and economic focus for the area a Supplementary Planning Document has been produced, building on the previous research and consultation which will plan for the future regeneration of the village centre.
- 1.2 Recent housing growth in Billingshurst, including the 475 dwellings granted permission in 2014, resulted in a need to plan for growth. It has been recognised that the village centre does not adequately meet the needs of current residents and will need to be improved to support the growing population. A series of studies took place which helped to identify the issues and opportunities for the village centre. Additionally, there was targeted Stakeholder consultation and a formal round of consultation.
- 1.3 The Billingshurst Village Centre SPD consultation responses and suggested changes are presented together with an amended SPD for consideration by Cabinet for adoption.

### **2 Relevant Council policy**

- 2.1 The Horsham District Planning Framework (HDPF) is the relevant plan that sets out how growth and development will take place in the district. The strategy in the HDPF recognises Billingshurst is a supporting settlement in the development hierarchy.

### **3 Details**

- 3.1 The SPD has been developed through a stakeholder working group comprising representatives from the Parish Council, Community Partnership Limited and the Billingshurst Chamber of Commerce and has been informed by a series of community workshops. Extensive consultation was also undertaken, including leafletting all of the businesses in Billingshurst village centre, an article in the Parish News that went to every home in the Parish and an Exhibition. The comments received were about fine tuning the document rather than raising any new significant issues. A summary of the key issues raised during the consultation are;
  - The document, should as a starting point, emphasise that the village centre is primarily an employment and commercial centre and that such uses should be supported alongside creating a more varied and vibrant centre.
  - The design section should emphasis the opportunity to bring about a consistent design approach i.e. similar street furniture and materials should be used as a theme in the centre when improvements are made.
  - There needs to be more or better green spaces in the village centre where possible and a more cohesive approach to these should be required.

- Wider paths should be created to enable better access to cycles and disabled visitors.
- Direct reference to the Post Office building being promoted for reuse for 'mixed use' in the short term should be removed as there are no current plans by the owner to relocate however it can be a longer term aspiration.

3.2 All these suggested changes will be made to the document as detailed in the table attached to the Statement of Consultation in Appendix 1. A new version of the Supplementary Planning Document with these changes incorporated is also attached for approval as Appendix 2.

## **4 Next Steps**

4.1 Once approved, the Billingshurst Village Centre SPD will be notified for adoption and used to inform planning decisions as well as guidance for the implementation of projects to improve Billingshurst village centre. Billingshurst Parish Council, alongside stakeholders, is in the process of producing a Neighbourhood Plan. The Supplementary Planning Document can inform the development of the Neighbourhood Plan but would not replace it.

## **5 Views of the Planning and Development Policy Development Advisory Group and Outcome of Consultations**

5.1 The views of the Planning and Development Policy Development Advisory Group have been sought and will be reported at the Cabinet meeting.

5.2 The SPD followed the statutory process for consultation in accordance with regulations, however, this was complemented by joint stakeholder engagement, undertaken within the 8 week consultation period. Details of the consultation undertaken are detailed in the Statement of Consultation (Appendix 1).

5.3 The Monitoring Officer and the Director of Corporate Resources have been consulted during the preparation of the SPD.

## **6 Other Courses of Action Considered but Rejected**

6.1 Not applicable.

## **7 Resource Consequences**

7.1 The village centre improvements will be met from within existing and projected Section 106 receipts. This amounts to approximately £750,000 from existing section 106 funding through a number of sites granted planning permission in Billingshurst as well as up to a £2.2 million proportion of the Section 106 monies collected from the 475 unit development. It is proposed to use a coordinated approach through the SPD delivery plan to deliver projects including the use of funding from other sources by different service providers including West Sussex County Council and the Parish Council.

7.2 There are no staffing consequences resulting from this decision.

## **8 Legal Consequences**

8.1 There are no legal implications of this report.

## **9 Risk Assessment**

9.1 There is one risk associated with this proposal. There may be a six week period when the decision to adopt the SPD may be judicially reviewed. Once this time has elapsed after the adoption date the SPD will be fully operative.

## **10 Other Considerations**

10.1 There are no Crime & Disorder; Human Rights; Equality & Diversity or Sustainability consequences resulting from this decision.