

Report to Cabinet

30 March 2017

By the Cabinet Member for Planning and Development

KEY DECISION



**Horsham
District
Council**

Not Exempt

Billingshurst Village Centre – Supplementary Planning Document

Executive Summary

The Billingshurst Village Centre Supplementary Planning Document (SPD) identifies key issues and priorities to plan for growth and for the improvement of the village centre, so that it can play a role as the social and economic focus for the area.

The SPD was adopted in September 2016, following a public consultation period which ran from 4 March 2016 to 29 April 2016. A report was presented to Cabinet in summer 2016 presenting the consultation responses and to approve the amended SPD for adoption.

It has come to light that the representations received from three organisations - West Sussex County Council (WSCC), the South Downs National Park Authority (SDNPA) and Indigo Planning, were not included in the Statement of Consultation that was taken to this cabinet meeting, and as a consequence it was not possible for Members to consider the amendments to the SPD proposed by two of these organisations.

This report sets out the updated consultation statement in Appendix 2, with all of consultees representations and HDC's responses and recommendations included. The adopted SPD with tracked changes to show the proposed amendments is attached at Appendix 3 to this report.

If the Cabinet agrees the proposed minor amendments to the SPD, the adopted SPD will need to be revoked and the updated SPD adopted as Council policy, in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

Recommendations

Cabinet is asked to approve the following recommendations:

- i) To note the content of the updated Consultation, which now includes the responses from the South Downs National Park Authority, Indigo Planning and West Sussex County Council.
- ii) To approve the recommended changes to the adopted Billingshurst Village Centre Supplementary Planning Document.
- iii) To agree the revocation of the existing adopted Billingshurst Village Centre Supplementary Planning Document.

- iv) To approve the revised Billingshurst Village Centre Supplementary Planning Document for adoption to guide the Development Plan.
- v) That the Cabinet Member for Planning and Development has delegated authority to agree minor editorial changes to the Billingshurst Supplementary Planning Document.

Reasons for Recommendations

- i) To take account of all consultation responses made in relation to the SPD.
- ii) To ensure that all consultation representations and recommendations received by Horsham District Council during the consultation from March to April 2016, are taken on board in a revised Billingshurst Village Centre Supplementary Planning Document.
- iii) To enable the revised SPD to be adopted as Council Policy.

Background Papers

Billingshurst Village Centre Supplementary Planning Document (March 2017)
Table of consultation responses and recommended changes (March 2017)
Statement of Consultation (March 2017)

Wards affected: Billingshurst.

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Background Information

1 Introduction and Background

- 1.1 Following recent housing growth in Billingshurst, including the 475 dwellings granted permission in 2014, it has been recognised that the village centre does not adequately meet the needs of current residents, and in addition this will need to be improved to support the growing population. In light of this, a Supplementary Planning Document was prepared for Billingshurst Village Centre, following a series of studies which helped to identify the issues and opportunities for the village centre. Additionally, there was targeted stakeholder consultation and a formal round of consultation.
- 1.2 Following this consultation, a Supplementary Planning Document was adopted in September 2016, building on the previous research and consultation which will plan for the future regeneration of the village centre.
- 1.3 Since the adoption of the SPD West Sussex County Council (WSCC), the South Downs National Park Authority (SDNPA) and Indigo Planning, were not included in the Statement of Consultation that was taken to this cabinet meeting, and as a consequence it was not possible for Members to consider the recommendations proposed by two of these organisations. This report therefore sets out an updated Statement of Consultation (Appendix 2) setting out these comments together with a recommendation on the way forward.

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 in the period to 2031. The HDPF strategy recognises Billingshurst as a key supporting settlement in the development hierarchy. SPDs provide additional guidance and advice, but they do not set out planning policy.

3 Details

- 3.1 The SPD has been developed through a stakeholder working group comprising representatives from the Parish Council, Community Partnership and the Chamber of Commerce and has been informed by a series of community workshops. Extensive consultation was also undertaken, including leafleting 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.
- 3.2 As indicated in earlier paragraphs, in the previous report taken to Cabinet in July 2016 three consultees comments were not recorded in the original consultation statement. Of these, the South Downs National Park Authority did not suggest any changes. West Sussex County Council did suggest a number of changes, for example suggesting a number of detailed amendments to the document relating to cycle path provision and the impact of parking. After consideration, it is felt that the SDP could usefully be updated to reference cycle path provision to better accord with policies 40 and 41 of the HDPF which relates to transport and parking matters.

- 3.3 WSCC also requested that references to specific paragraphs regarding the future use of WSCC owned premises such as the library should be removed, as the ability for the County Council to provide the uses as suggested may be more limited given the current financial climate. The County Council are however still supportive of this community aspiration and the sentence stating 'There might be an opportunity to consider the future role of the WSCC Library and the Billingshurst Conference Centre' will remain in the SPD. It is recognised and accepted that WSCC, along with other public sector organisations must consider the future direction of their services. The Council is committed to working with WSCC in the SPD and it is therefore considered that this amendment should be made, removing the detailed references to the future provision of services at Billingshurst library.
- 3.4 Indigo Planning states that it would be helpful if the SPD should explicitly state that the growth of Billingshurst will improve and safeguard the future vitality and viability of the village centre, and it was suggested that this is expressed in Chapter 6 of the SPD. It is considered that this would be a useful addition, subject to this being clear that this relate to the growth of the village which has already been identified, and it is therefore proposed that this amendment is also made to the SPD, alongside those referred to in paragraphs 3.2 and 3.3 above, in addition to the others which were made in 2016.
- 3.5 A summary of these responses is set out in Appendix 2, together with the Council's proposed response, together with the comments which were reported to Cabinet in 2016. It should be noted that all proposed changes have already been incorporated in the adopted SPD taken place with the exception of the additional suggestions discussed in this report.

4 Next Steps

- 4.1 If the proposed changes are agreed, and the SPD amended, it will be necessary to revoke the adopted Billingshurst SPD and to adopt the revised SPD with the proposed changes incorporated in the text. Once the existing SPD has been revoked and the revised SPD has been adopted, the Billingshurst Village Centre SPD will be 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 revised, re-adopted SPD will inform the development of the Neighbourhood Plan but will not replace it. The existing adopted SPD may still be used to inform the development of the Neighbourhood Plan, until the SPD is revoked and the revised one is adopted.

5 Outcome of Consultations

- 5.1 The Council undertook extensive consultation during the preparation of the SPD in accordance with regulations and a number of changes to the document were made in response to this. WSCC have also been consulted on the proposed update to this SPD, as have Billingshurst Parish Council, Billingshurst Community Partnership and Billingshurst Chamber of Commerce. The Billingshurst Community Partnership requested that the amendment to the SPD requested by Indigo Planning be clarified to make clear that this related to existing planned growth. This amendment was incorporated.

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

6 Other Courses of Action Considered but Rejected

- 6.1 One course of action would have been not to have reported the additional comments that were made on the draft SPD. This would not, however, enable the update to the SPD to be made which will make the SPD more fit for purpose.

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 monies provided from a number of sites granted planning permission in Billingshurst, as well as up to a £2.2 million proportion of the monies collected from the 475 unit development. It is proposed to use a co-ordinated approach through the SPD delivery plan to deliver projects using funding from other sources by different service providers including West Sussex County Council and the Parish Council.

- 7.2 There are no HR consequences resulting from this decision.

- 7.3 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 Following the re-adoption of the SPD there is a six week period when the decision to adopt the revised SPD can be judicially reviewed. However the SPD update sets out the consultations responses that were made in full, and the proposed amendments will improve the quality of the SPD. It is therefore considered that re-adoption of the SPD has significantly reduced the likelihood of any challenge.

10 Other Considerations

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

APPENDICES TO REPORT

Appendix 1

Consequences of the Proposed Action

How will the proposal help to reduce Crime and Disorder?	There are no crime and disorder implications as a result of this report.
How will the proposal help to promote Human Rights?	None directly but each of the priorities and associated projects would be considered on a case by case basis.
What is the impact of the proposal on Equality and Diversity?	An EqIA has been undertaken and demonstrates that there will be no adverse impacts. The delivery of the regeneration will assist accessibility for groups with protected characteristics.
How will the proposal help to promote Sustainability?	The Billingshurst Village Centre SPD is informed by the Horsham District Planning Framework (HDPF) which seeks to ensure that development which takes place in the future meets the needs of current and future residents of Billingshurst.

Appendix 2

The Billingshurst Village Centre SPD consultation responses and suggested changes.

Appendix 3

Revised version of Billingshurst Village Centre SPD with tracked changes.