

## Report to Council

22 May 2017

By Director of Planning, Economic Development and Property

### DECISION REQUIRED



**Horsham  
District  
Council**

Not Exempt

## Planning Application DC/16/1677 – Land North of Horsham

### Executive Summary

An outline planning application with all matters reserved except access was submitted on 4<sup>th</sup> August 2016. This is a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m<sup>2</sup>), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure.

This report informs Members of the assessment and the recommendation of officers, addresses questions raised at the North Committee on 28<sup>th</sup> April 2017 and provides other relevant updates. (See attached Appendices 1, 2 and 3.)

### Recommendation

The Council is recommended:

- i) to delegate the application for approval to the Director of Planning, Economic Development and 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, subject to a Legal Agreement to secure the details as set out in the Heads of Terms attached to Appendix 1 and appropriate conditions. Both the Legal Agreement and planning conditions may be added to, removed or varied.

### Reasons for Recommendations

- i) It is recommended that the application be delegated for approval as the proposal would bring forward the development of a strategic site allocated for a mixed use development within the adopted Horsham District Planning Framework. The development of Land North of Horsham will provide an important component of the District's housing delivery over the current plan period, up to 2031.
- ii) It is recommended to delegate the approval to the Director of Planning, Economic Development and Property, in consultation with the Members set out above, in order that the detail and clauses of the necessary Legal Agreement can be finalised and all necessary conditions be imposed.

## **Background Papers**

Appendix 1 - Committee Report to Planning Committee (North) 28<sup>th</sup> April 2017

Appendix 2 - Addendum to Committee Report to Planning Committee (North) dated 28<sup>th</sup> April 2017 (Addendum A)

Appendix 3 – New addendum to Committee Report (Addendum B) dated 22<sup>nd</sup> May 2017

Appendix 4 – Letter from Liberty Property Trust dated 9<sup>th</sup> May 2017

**Wards affected:** Holbrook East, Holbrook West, Roffey North, Rusper and Colgate are directly affected. All other wards are affected to some degree.

**Contact:** Helen Lowe, Principal Planning Officer – 01403 215346

## **Background Information**

### **1 Introduction and Background**

- 1.1 The District's housing provision targets require 16,000 homes to be developed over the period of the Horsham District Planning Framework (i.e. up to 2031), with this amounting to an average of 800 homes per year. The Land North of Horsham site forms an integral element of this housing delivery and further delay or refusal of permission could jeopardise this required level of delivery.
- 1.2 Should permission be withheld this would delay the commencement of works on site and therefore the delivery of both new homes and community facilities, including the schools, for which there is a current existing need. A delay in the commencement of development on this allocated site could adversely impact upon the Council's ability to provide a rolling 5 year supply of deliverable housing land. Should a 5 year supply of housing land not be demonstrable, the housing supply policies of the HDPF could be considered to be out-of-date and the Council would struggle to resist ad-hoc applications for housing and unsustainable patterns of development.

### **2 Relevant Council policy**

- 2.1 The development of the strategically allocated Land North of Horsham site will meet, and assist in meeting, objectives of the Corporate Plan 2016-2019. The approval of the application will ensure delivery of the new community and business park at North Horsham, together with its necessary infrastructure and services, a key environment priority.
- 2.2 The approval of the proposal would also assist in delivering housing to meet local needs, a community priority, and promote the district as a first choice business destination, an economy priority.

### **3 Details**

- 3.1 The application for Land North of Horsham (referenced DC/16/1677) was reported to a special Planning Committee (North) on Friday 28<sup>th</sup> April 2017 with an Officer recommendation to delegate authority for approval subject to a legal agreement and conditions. The applicant, their agent, representatives of three Parish Councils and members of the public addressed the Committee. Members discussed the proposed development and form of the application in detail.
- 3.2 In accordance with part 4a.27(d) of the Constitution (Motions without Notice – referral of something to another body), Members decided to refer the application to Council for decision.

### **4 Next Steps**

- 4.1 Should the application be delegated for approval, the next steps will be to progress and complete the necessary Legal Agreement to secure all the community benefits and infrastructure improvements required as a result of the development, and to

finalise the detail of planning conditions to be imposed upon the approval to control the development. These discussions are likely to last several months but once finalised, the Director of Planning, Economic Development & Property will check that the Members listed are happy that the details meet the objectives agreed by Council. Those Members are the Chairmen and Vice-Chairmen of the Planning Committee (North) and the Planning Committee (South) and the Cabinet Member for Planning & Development.

## **5 Outcome of Consultations**

- 5.1 The responses received from all consultees and members of the public are summarised within the report attached at Appendix 1 and the addendums attached at Appendices 2 and 3.

## **.6 Legal Issues**

- 6.1 Separate confidential legal advice addressing the potential consequences of an appeal against the refusal of this application or failure to determine the case will be provided to Members prior the meeting.

## **10 Other Considerations**

- 10.1 Consideration of crime and disorder, equality and diversity and Human Rights form part of the overall consideration of the application within the report attached at Appendix 1. Sustainability is a fundamental consideration within the planning process and therefore, again this is considered fully within the report at Appendix 1.