

## Report to Council

24<sup>th</sup> February 2016

By the Cabinet Member for Planning and Development

**DECISION REQUIRED**



**Horsham  
District  
Council**

Not Exempt

### **Billingshurst Village Centre – Supplementary Planning Document (Consultation)**

#### **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.

The purpose of this report is to present the draft Billingshurst Village Centre Supplementary Planning Document, which includes the identified key issues and priorities for the improvement of the village centre.

The Billingshurst Village Centre SPD is presented for approval for consultation. Once the consultation has taken place and comments have been taken into account the SPD will be returned to Council for approval.

#### **Recommendations**

Cabinet is asked to approve the following recommendations:

- i) To approved the Billingshurst Village Centre Supplementary Planning Document for consultation.
- ii) That the Cabinet Member for Planning and Development has delegated authority to agree minor editorial changes.

#### **Reasons for Recommendations**

- i) Through research and consultation with stakeholders issue and options to enhance Billingshurst Village centre have been identified. This work has been included and will be implemented through a Supplementary Planning Document.

## **Background Papers**

Billingshurst Village Centre Supplementary Planning Document (consultation)– attached at Appendix 2

**Wards affected:** Billingshurst.

**Contact:** Dr Chris Lyons, Director of Planning, Economic Development & Property.

## **Background Information**

### **1 Introduction and Background**

- 1.1 Due to the recent housing growth of Billingshurst including the 475 dwellings granted permission in 2014, there is a need to plan for growth in Billingshurst. 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 have taken place which have identified the issues and opportunities for the village centre. Targeted Stakeholder consultation has taken place. 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 The Billingshurst Village Centre SPD is presented for approval for consultation. Once the consultation has taken place and comments have been taken into account the SPD will be returned to Council for approval.

### **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 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 future growth. The SPD once adopted will provide additional guidance on policies in the HDPF.

### **3 Details**

- 3.1 The Billingshurst Working Group (comprising Horsham District Council, West Sussex County Council, the Parish Council, and the Chamber of Commerce), informed by the evidence and stakeholder consultation have, identified key themes that need to be addressed to improve Billingshurst Village Centre.

The themes are;

- Character and design;
- Sense of Arrival; and moving around
- Choice and vitality of the centre;
- Open spaces and public realm; and
- Improved car parking.

- 3.2 The centre of Billingshurst has been divided into a series of character areas each with plans for growth and development which will seek to address the key themes.

- 3.3 A delivery plan is appended to the SPD which indicates how and when projects will be delivered in the short, medium and long term which has been approved, in principle by the Working Group pending further cost information. It is anticipated that other schemes will come forward for consideration and these will be considered and prioritised by the Working Group as part of a comprehensive approach to regenerating the village centre within available funding sources.

## 4 Next Steps

- 4.1 Once approved for consultation the draft Billingshurst Village Centre SPD will be consulted upon. A Strategic Environmental Assessment Screening Assessment will be made available for comment alongside the draft SPD. The consultation will run for six weeks in March to April.

The proposed timetable is set out below:-

Consultation on the Draft Supplementary Planning Document	March/April 2016
Consideration of responses	May 2016
Report back to Council for approval of suggested changes and adoption	June 2016
Adoption	June 2016

- 4.2 The statutory part of the consultation process will be undertaken by Horsham District Council in addition the stakeholders involved with the Working Group will undertake complimentary consultation within the consultation period. This will build up on informal consultation that has already taken place.

## 5 Outcome of Consultations

- 5.1 A series of studies have taken place which have identified the issues and opportunities for the village centre. Targeted Stakeholder consultation has taken place to date.
- 5.2 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 Financial Consequences

- 7.1 The village centre improvements will be met from within existing and projected Section 106 receipts. This approximately amounts to £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 monies collected from the 475 unit development. It is proposed to use a coordinated 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.

## **8 Legal Consequences**

8.1 There are no legal implications of this report.

## **9 Staffing Consequences**

9.1 There are no establishment staffing consequences resulting from this decision.

## **10 Risk Assessment**

10.1 There are no risks associated with this proposal.

## 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.