

**MINUTES OF A MEETING OF NORTH HORSHAM PARISH COUNCIL
PLANNING, ENVIRONMENT AND TRANSPORT COMMITTEE
HELD ON THURSDAY 24TH MAY 2018 AT 7.30pm
AT ROFFEY MILLENNIUM HALL, CRAWLEY ROAD, HORSHAM**

Present: Committee Members

Holbrook East:- Cllr. Mrs R. Ginn, Cllr. Mrs F. Haigh, Cllr T. Rickett BEM.

Holbrook West:- Cllr. R. Knight, Cllr. R. Millington, Cllr. I. Wassell.

Roffey North:- Cllr. J. Davidson, Cllr M. Loates (Vice Chairman), Cllr D. Searle.

Roffey South:- Cllr Mrs J. Gough, Cllr. R Turner (Chairman), Cllr. Mrs S. Wilton.

*denotes absence

In attendance: Ross McCartney, Committee Clerk

PET/442/18 To elect a Chairman.

Cllr R. Turner was nominated Chairman by Cllr M. Loates, seconded by Cllr Mrs S. Wilton.

PET/443/18 To elect a Vice Chairman.

Cllr M. Loates was nominated Chairman by Cllr R. Turner, seconded by Cllr Mrs S. Wilton.

PET/444/18 Public Forum

There were six members of the public present.

1 member of public spoke regarding proposed traffic calming measures for Lambs Farm Road, particularly to do with the area around the row of shops. The preferred proposal, out of the three presented by residents (see attached), is Plan C.

Cllr I. Wassell arrived

5 members voiced their concern for traffic and parking safety in the Morrell Avenue, Farhalls Crescent, Rough Way and Lambs Farm Road area.

Drawing particular emphasis on poor sight lines due to parked cars opposite or within 32 feet of a junction, the speeding and volume of traffic, especially during rush hour times, noting the area is extensively used by children as they are routes to schools, causing further concern.

Cllr. D Searle spoke as a member of public, noting that he has a personal interest due to a relative living in the area, regarding application DC/18/1015 – 4 Fenby Close - Application to confirm that partially completed loft conversion and roof additions comply with the General Permitted Development Order 2015 (Certificate of Lawful Development - Existing). Cllr D. Searle stated the applicant was advised by HDC they didn't need to notify neighbouring properties if the conversion didn't exceed 50 cubic metres. It is believed the conversion does now exceed 50m³. Concern was also raised that if windows on the conversion were not obscured glass it would overlook neighbouring properties.

PET/445/18 Apologies for absence

The Committee received apologies and reasons for absence from Cllr R. Knight.

PET/446/18 Declarations of Interest

Cllr R. Turner and Cllr D. Searle declared personal interests in application DC/18/1015, 4 Fenby Close. Cllr R. Turner knew the applicant and Cllr D. Searle's relative is a neighbour to the site.

PET/447/18 Minutes

The Minutes of the Committee Meeting held on 26th April 2018 were agreed and signed by the Chairman as a true record.

With agreement of the committee item 8 of the planning agenda was moved to this point in the meeting.

PET/448/18 Chairman's Announcements

- The Parish Council did not speak at the Horsham District Council Committee Meeting on planning application DC/17/2656, 56 Pondtail Road – Demolition of existing bungalow and erection of 1 x two story dwelling and creation of new highway access off Pondtail Road, on 1st May 2018, as the deadline for speaking at Committee was missed and there were already three speakers in opposition.
- A revised version of the response to West Sussex County Council planning application WSCC/015/18/NH was submitted on 1st May 2018. A copy is attached.
- When complaints about hedges are put forward to the HDC Planning Committee they should be kept confidential. Therefore, the appeals listed on the weekly list for 13.4.18 – 19.4.18 should not have come out to the Parish Councils. There is guidance on high hedges and the procedures associated with them at <https://www.gov.uk/government/publications/high-hedges-complaining-to-the-council/high-hedges-complaining-to-the-council>.
- S106/18/0004 - land to the rear of 33 – 39 Holbrook School Lane, Horsham was queried at the last meeting as the application had been withdrawn. Cllr Millington had e-mails from HDC legal department relating to the matter. Advice has been received that HDC had received legal advice that the application was raised in error as this was not a planning matter. It would seem that the application was for a condition in a clause of a Section 106 agreement that had already been complied with and therefore there is nothing to discharge or vary.
- West Sussex County Council Highways has requested that an electricity cable just above head height traversing the pavement to a house in Hawkesbourne Road be removed. The situation will be monitored.

- A response to a consultation on the draft revised National Planning Policy Framework was submitted to the Planning Policy Consultation Team at the Ministry of Housing, Communities and Local Government. A copy is attached.
- A meeting of the North of Horsham development Parish Liaison Meeting took place on 23rd May 2018. Any recommendations will be brought to the next Planning, Environment and Transport Meeting.
- The Parish Council was notified of the preferred route for the A27 around Arundel by Highways England. In general terms there will be a new dual carriageway aligned south of the existing A27, with a pedestrian/cycleway following the line of the existing A27.
- The Local Plan Review Cabinet Report Documentation (Employment, Tourism and Sustainable Rural Development April 2018) has been reviewed and a response submitted to HDC. (see attached)
- Horsham District Council Enforcement Officers have visited the site for DC/18/0502 – Beau Belle Beauty, 20 Glendale Close - Conversion of existing side garage. Demolition of existing side carport and erection of single storey replacement side extension. The application has specifically been applied for use as a study, not for the business run at the site, where HDC must treat it as such. If there were to be a change of use, a planning application must be submitted. However, the applicant may swap rooms the business is being run in as this is not considered an issue with HDC.
- The Parish Council has been notified of a Traffic Regulation Order consultation for an introduction of double yellow lines on a section of Standen Place at the junction of Bartholomew Way (TRO/HON1804/RC). The statutory consultation period ends on 15th June 2018.

PET/449/18 Traffic Matters

- Suggested traffic calming measures for Lambs Farm Road. Proposal from residents of Lambs Farm Road to be circulated to the committee.

It was RESOLVED to support in principle the suggested traffic calming measures and highway works adjacent to the shops on Lambs Farm Road and to commend to WSCC, the West Sussex County Councillor for Roffey and request the appropriate County Council highway engineer be made aware of NHPC's support.

- Petition and photographs regarding parked cars causing nuisance in the Farhalls Crescent, Morrell Avenue, Rough Way and Lambs Farm Road area.

It was RESOLVED, following receipt of the petition, to seek traffic improvements in Lambs Farm Road, Farhalls Crescent, Morrell Avenue and Rough Way, with an aim of reducing the speed limit to 20mph along the bus routes and extend parking restrictions, particularly near Rusper Road, for safety reasons.

- Inconsiderate parking and vehicle speed at Littlehaven Infants and Northolmes Primary School.

Information regarding Speedwatch has been circulated.

It was RESOLVED to seek an improvement of the parking policy in those areas with an introduction of a 20mph speed limit during school hours.

PET/450/18 Excess Litter

The law

Section 89 of the Environmental Protection Act 1990 (EPA1990) places a legal responsibility on certain organisations to ensure land, as far as is practicable, is kept clear of litter. Section 91 of the EPA 1990 indicates that action can be taken to deal with a long standing litter problem by applying for a Litter Abatement Order against 'duty bodies' listed in Section 89 of the Act, if they are failing in their duty to keep that land clean. (CPRE Jan 2011)

Any person can seek a Litter Abatement Order, either as an individual or representing a local voluntary or community group. Privately owned land not open to the public does not qualify for a Litter Abatement Order. This should be pursued through the relevant Council ie Horsham District Council (HDC) or West Sussex County Council(WSCC).

In order to serve a Litter Abatement Order the site must be 'relevant land' (EPA 1990 86 (6)) and under control of one of the duty bodies. The six duty bodies are:-

- Principal litter authorities – county councils, district councils.
- Designated statutory undertakers – railways, road transport(other than taxis or hire cars), inland waterways.
- Crown authorities
- Governing bodies of designated educational institutions - county or voluntary school, maintained special school and grant-maintained school.
- Local authorities in relation to any relevant highway for which they are responsible – roads maintainable at public expense are the responsibility of the relevant local authority where a section of that road runs through its boundary.
- The Secretary of State in relation to any trunk road that is a special road and any other relevant highway or road for which he/she is responsible. These are roads and motorways which are managed by the Highways Agency. They are termed 'special roads' and include motorways and major truck (A) roads.

The 1990 Act does not provide a comprehensive definition of litter or refuse, although the courts have considered the definition to be wide. The Government's Code of Practice on Litter and Refuse (CPLR) summarises general definitions used in cleaning contracts as guidance. It is suggested

that a Litter Abatement Order would be triggered when there is widespread distribution of litter with minor accumulations or worse.
Step by step guidance to applying for a Litter Abatement order is available.

CPRE(2001) Litter Abatement Orders: Taking action to deal with persistent litter problems

Available from:-

<https://www.cpre.org.uk/resources/energy-and-waste/litter-and-fly-tipping/item/1916-litter-abatement-orders>

[Accessed 14.05.18].

DEFRA (2006) Code of Practice on Litter and Refuse. Available from:-

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/221087/pb11577b-cop-litter.pdf

[Accessed 14.05.18].

There is currently a Government consultation on Reducing Litter; Proportionate Enforcement which closes on 8th June 2018 on which the Planning Committee could comment.

DEFRA (2018) Reducing Litter; Proportionate Enforcement. Available at:-

<https://consult.defra.gov.uk/environment/reducing-litter-proportionate-enforcement/>

[Accessed 14.05.18].

The committee NOTED the options that they can take to combat areas of littering.

PET/451/18 Operation Watershed

Copy of application pack had been circulated to the committee.

The committee NOTED the information regarding Operation Watershed.

PET/452/18 Planning appeals

REASONS FOR APPEAL	Refused planning permission
APPLICATION REFERENCE	DC/17/2693
WARD	Holbrook West
APPLICATION	Retrospective application for the erection of a 2m boundary fence to rear
SITE	46 Barnsnap Close
PC COMMENTS	No objection in principle however, it is aesthetically unattractive to the area.
APPEAL DECISION	LODGED

It was RESOLVED to note the appeal lodged.

PET/453/18 Planning Applications

Members noted receipt of the schedule of Planning Applications received under the Town and Country Planning Act 1990 from HDC since 26th April 2018 and considered each application in turn.

It was RESOLVED that the Committee's comments on each planning application be forwarded to HDC (appended as part of the minutes).

PET/454/18 Planning decisions

An ongoing schedule of planning decisions made by HDC had been circulated to members of the Committee.

It was RESOLVED to note the schedule of planning decisions.

PET/455/18 Date of next Meeting

The next meeting is scheduled for Thursday 21st June 2018 at 7.30pm.

There being no other business, the Chairman closed the meeting at 9.10 p.m.

.....Chairman

.....Date

**NORTH HORSHAM PARISH COUNCIL
SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION
24th MAY 2018**

DC/18/0705	HOLBROOK WEST
Site Address: Hillcrest 133 Pondtail Road	
Proposal: Erection of single storey garage and log store.	
Parish Council Comment No Objection.	
HDC Decision	

DC/18/0915	HOLBROOK EAST
Site Address: 65 Drake Close	
Proposal: Surgery to 1 x Oak	
Parish Council Comment No objection subject to the comments from HDC's Tree Officer.	
HDC Decision	

DC/18/0928	ROFFEY SOUTH
Site Address: 3 Howard Road	
Proposal: Erection of a single storey rear extension, amendments following refusal of previous application DC/18/0324.	
Parish Council Comment No Objection.	
HDC Decision	

DC/18/0940	ROFFEY NORTH
Site Address: 3A Buttermere Close	
Proposal: Erection of a timber garage to the west of existing property and installation of a decking area and a pergola to the rear of the property.	
Parish Council Comment No Objection however, noting a brick-built garage would be in keeping with the area.	
HDC Decision	

DC/18/0942	ROFFEY SOUTH
Site Address: Tregerrick 2 Forest Oaks	
Proposal: Fell 1 x Oak	
Parish Council Comment Strongly object, unless HDC's Tree Officer states it is necessary. If felled request it be replaced with a suitable native species.	
HDC Decision	

DC/18/0949	HOLBROOK EAST
Site Address: 23 Wheatsheaf Close	
Proposal: Erection of a two storey side extension	
Parish Council Comment No Objection.	
HDC Decision	

DC/18/0964	HOLBROOK EAST
Site Address: 31 Bignor Close	
Proposal: Retention of a rear conservatory	
Parish Council Comment No Objection.	
HDC Decision	

DC/18/0965	ROFFEY NORTH
Site Address: 21 Oaks Close	
Proposal: Demolition of existing conservatory and erection of a single storey rear extension including installation of 3x roof lights and alterations to front porch.	
Parish Council Comment No Objection.	
HDC Decision	

Cllr R. Turner and Cllr D. Searle left the meeting for the duration of this application.

DC/18/1015	ROFFEY SOUTH
Site Address: 4 Fenby Close	
Proposal: Application to confirm that partially completed loft conversion and roof additions comply with the General Permitted Development Order 2015 (Certificate of Lawful Development - Existing)	
Parish Council Comment Objection, the parish council feel the applicant must keep to the original plan submitted (DC/17/2606) and the limits stated in class B and C of Part 1, schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended.	
HDC Decision	

DC/18/1018	ROFFEY NORTH
Site Address: St Robert Southwell Roman Catholic School Lambs Farm Road	
Proposal: Erection of a new detached timber-framed chapel building.	
Parish Council Comment No objection subject it to be used solely for school purposes/activities.	
HDC Decision	

DC/18/1021	ROFFEY SOUTH
Site Address: 1 Roebuck Close	
Proposal: Erection of a single storey front extension.	
Parish Council Comment No objection.	
HDC Decision	

DC/18/1031	HOLBROOK WEST
Site Address: 70 Amundsen Road	
Proposal: Proposed conversion of integral garage into habitable living area.	
Parish Council Comment No objection	
HDC Decision	

DC/18/1041	ROFFEY NORTH
Site Address: 32 Brushwood Road	
Proposal: Surgery 1 x Oak	
Parish Council Comment No comments, a matter for HDC's Tree Officer.	
HDC Decision	

DC/18/1048	HOLBROOK WEST
Site Address: 143 Heath Way	
Proposal: Erection of a single storey rear extension.	
Parish Council Comment No objection	
HDC Decision	

DC/18/1062	ROFFEY SOUTH
Site Address: Land North of 5 To 8 Oak Tree Way	
Proposal: Surgery 1 x Holly, Surgery 1 x Oak.	
Parish Council Comment No objection subject to the comments from HDC's Tree Officer.	
HDC Decision	

S106/18/0012	HOLBROOK EAST
Site Address: The Holbrook Club North Heath Lane Proposal: S106 Deed of Variation in relation to affordable housing provision, to comply with the Registered Provider's funding requirements in relation to paragraph, 7 and 8 of schedule 3	
Parish Council Comment No comment, the application wasn't fully understood.	
HDC Decision	

WSCC/006/18/NH	HOLBROOK WEST
Site Address: Former Wealden Brickworks (Site HB), Langhurstwood Road Proposal: Proposed removal of Condition 3 (Time Limit) from and the amendment of Condition 6 (Parking Layout) of Planning Permission WSCC/028/16/NH	
Parish Council Comment No comments made	
HDC Decision	

WSCC/024/18/NH	HOLBROOK WEST
Site Address: Holbrook Primary School, Holbrook School Lane Proposal: Amendment to condition 1 of planning permission WSCC/041/13/NH to allow the continued use and siting of a temporary classroom unit	
Parish Council Comment No objection on the condition it is for a period of no more than 5 years.	
HDC Decision	

Community Safety proposals for Lambs Farm Road Shopping Area

Unloading Area.

It's proposed that an area behind the shops be utilised as a unloading area to remove the very large Lorries from the parking in areas at the front and side of the shops, thereby improving the safety for People parking their cars and pedestrians. As detailed on plan B and C attached

Entrance to rear of the shops

It's proposed to opened up and widen the access to the rear of the shops to improve the access For Lorries. As detailed on plan B and C attached

Pedestrian Crossing

It's proposed that a raised paved area is created similar to that outside the Nationwide Building Society on the Carfax to form a Pedestrian Cross point. As detailed on plan B and C attached

Road Narrowing

The grass verges outside Nos 63, 65, 67 Lambs Farm extended out to reduce the carriageway to minimum of 3.2m to give adequate visibility to the residents when exiting their driveways. As detailed on plan B and C attached

No Parking lines

Double yellow lines extended down the side of no. 1 Greenfields Road to allow free flow of traffic.
New Yellow lines placed outside no.78 Lambs Farm Road also to allow free flow of Traffic.

Speed Limit

In the interests of highway safety it's proposed to reduce the speed limit to 20 MPH

Traffic signs

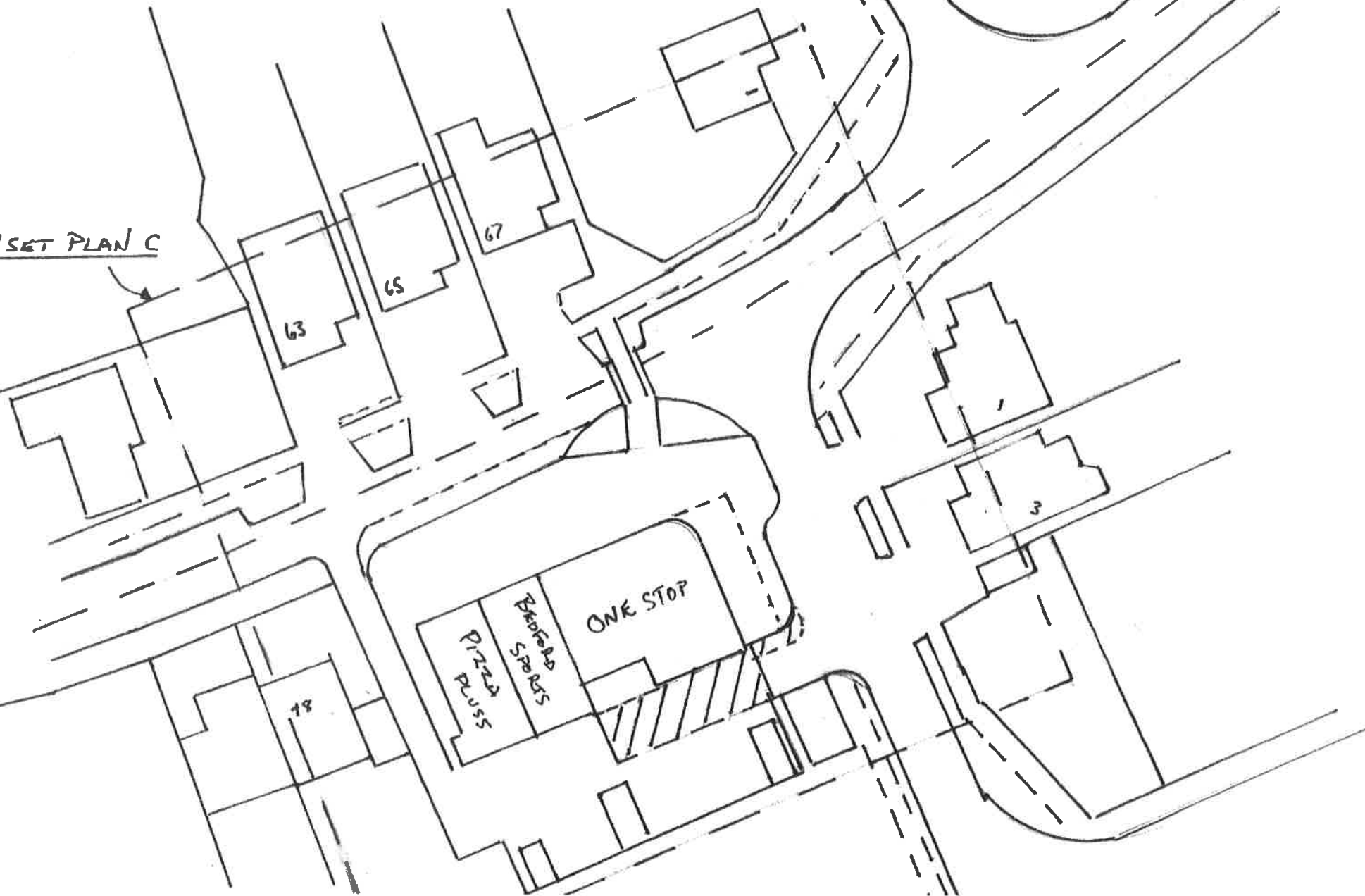
Appropriate Traffic Signs and warning signs to cover the proposed highway alterations.

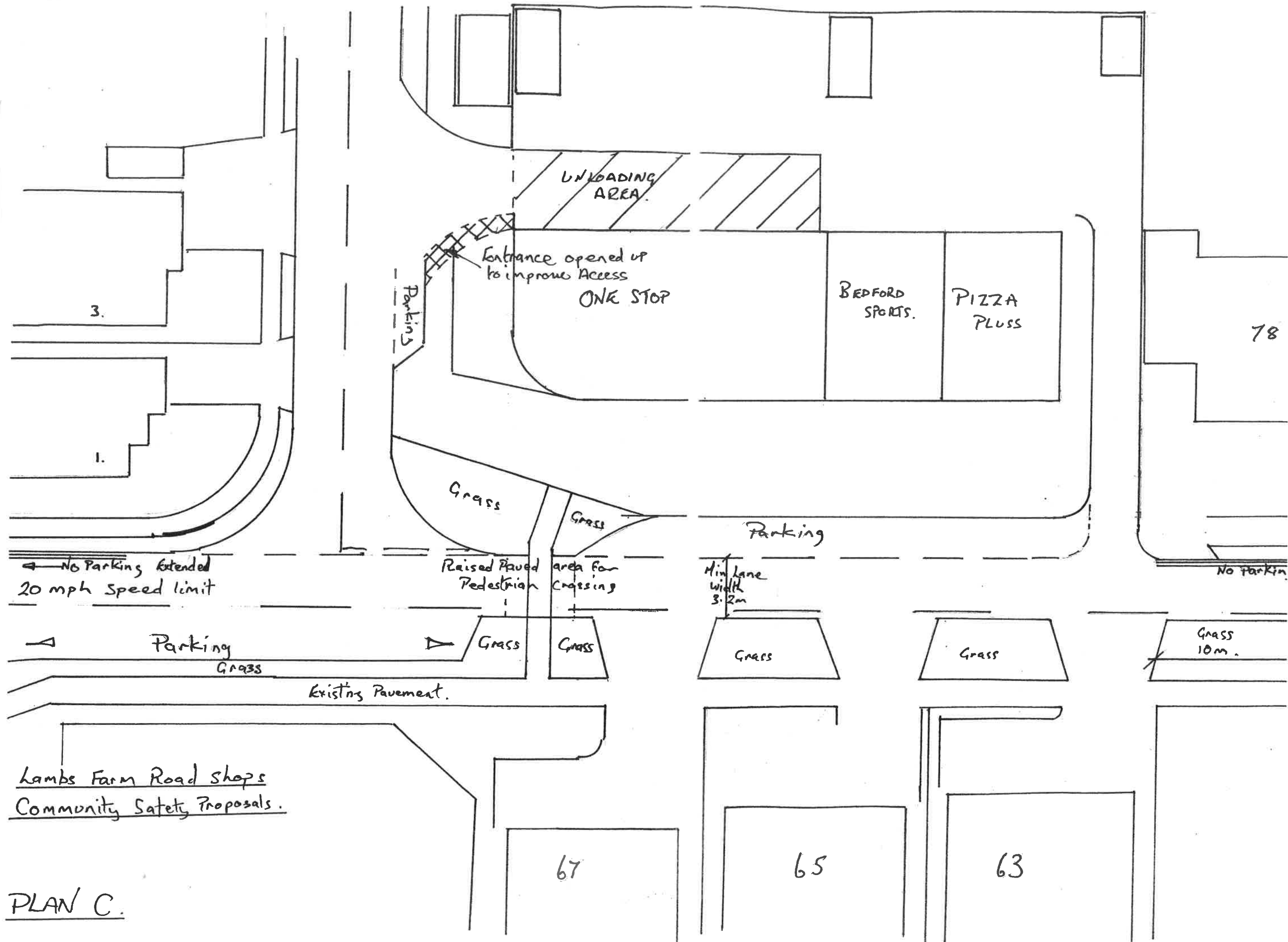


PLAN A
Existing Layout.

PLAN B.

INSET PLAN C







North Horsham Parish Council

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County Planning
West Sussex County Council
County Hall
Chichester
PO19 1RH

27th April 2018

Dear Sirs,

Planning application:- WSCC/015/18/NH

North Horsham Parish Council held a well-attended public meeting to hear the views of residents and has used the genuine concerns and comments from that meeting as a basis to respond to planning application WSCC/015/18/NH - Recycling, Recovery and Renewable Energy and Ancillary Infrastructure at the former Wealden Brickworks, Langhurstwood Road, submitted by Britaniacrest Recycling Ltd described as an Energy from Waste facility by the applicants.

The Parish Council strongly objects to this application on the grounds that the design, height, size and mass of the buildings has a detrimental effect on the local landscape and distinctiveness of the area and that there is insufficient evidence to satisfy the Parish Council that there will be no adverse effect on the health and wellbeing of local residents from the plant and vehicle emissions to and from the site.

The National Planning Policy Framework (NPPF) (2012), Horsham District Planning Framework (HDPF) (2015) and West Sussex Waste Local Plan (WSWLP) (2014) set out clear guidelines regarding the quality and character, principles of and sustainability of development. In the opinion of the Parish Council, supported by local residents, the application is not in compliance with policies within these documents. Areas of non-compliance are noted in the comments below:-

- 1. Design, height, size and mass of the proposed buildings** (*Does not comply with HDPF (2015) Policies 25,26, 32 and 33 and WSWLP (2014) Policies W10, W11 and W12*)

The design, height, size and mass of the proposed buildings is significantly higher than buildings in the surrounding area and they do not complement the local distinctiveness of the area which is that of countryside surrounding a Sussex market town.(HDPF(2015) Policy 32, WSWLP (2014) W11). Furthermore, the height, size and mass of the building

and the flue stack is not sympathetic to the site setting in terms of topography, landscape and skyline (WSWLP (2014) W12). The proposed siting of the buildings and flue stack, on land that sits quite high within the landscape, accentuates its presence and its urban feel. This will be exacerbated by the exhaust plume, which when visible, could rise hundreds of metres into the sky at certain times. The flue stack will visually impact the High Weald Area of Outstanding Natural Beauty and other designated areas of special significance in the wider area. The overall size of the complex is disproportionate to its setting and there doesn't appear to be any specific reason for a facility of this kind to be located at this site, it would be better placed in a position where it has good transport links and away from residential development.

2. Health concerns and emissions *(Non-compliance with NPPF (2012) Policy 8, 10 and 11 also WSWLP (2014) Policy W12 and Policy W19)*

Air quality raises serious concerns as there is not sufficient information surrounding long term health issues associated with the incineration of waste, especially in respect of elements that are stored in the body and which can be transferred to unborn children. Members of the public are genuinely concerned about increased health risks from breathing in emissions which could lead to birth defects, cancer, spina bifida, heart defects, infertility and respiratory diseases. The residual effect of the emissions to the land and watercourses is also unknown and of concern. There is still no information from the applicants regarding the ultimate level of the Carbon dioxide, Nitrous oxide and other emissions generated from this facility. However, with a capacity of 180,000 tonne per annum it is realistic to expect that the proposed operation could produce serious volumes of emissions over the anticipated 30year operational period which could have a cumulative effect on health. The potential for noxious odours to emit from the site is also of concern to residents and raises further questions about the safety to health from emissions in general.

The Parish Council has concerns that the incinerator is sited under the flight path to and from Gatwick Airport and the potential impact on emissions from turbulence from aircraft overhead. This specific factor could have a significant impact on how the particles in the atmosphere spread and disperse, and could cause increased risk, but further study would be required.

The facility will be sited next to residential properties and schools, directly in conflict with advice given from the World Health Organisation who recognise potential health issues from facilities of this type. The BIFFA Mechanical Biological Treatment facility, landfill site and Weinerberger brickworks adjacent to the site already produce gases, therefore, the cumulative effect of all pollution increases concern about the air quality and its effects on local residents.

There still appears to be no information on the impact to the environment on vehicle movements associated with operating the incinerator. Whilst diesel engine vehicle movements associated with the operation are not planned to exceed those allowed within existing planning conditions, there will be an increase in movements to the present and the resulting pollutants will rise commensurately reducing air quality. The Parish Council has major concerns that waste from outside the County will be needed to ensure that the

incinerator is kept at its correct operating level and to ensure that the facility remains profitable. In the proposals for the development north of Horsham, Langhurstwood Road will be cut off from the A264 and the new access road leading to the facility will be through residential property. Levels of pollution from diesel fumes along the route taken by lorries will increase if more waste is brought to the site.

Once in use, the plant has to run continuously, without interruption. Noise on neighbouring properties and the wider area is of genuine concern to residents as is light pollution. At the very least, the flue stack will require illumination with red lights to enable it to be seen by aircraft. Residents who live in the vicinity of the facility are already affected by noise levels. Now that the application for 2,750 houses in North Horsham has been approved, there are likely to be more people impacted by noise from the 24-hour operation.

The Parish Council are of the opinion that to ensure that vehicles do not block the Access Road and use local lay-by's the weighbridges must be relocated to provide adequate waiting bays for HGV's entering the site.

The Parish Council has not seen evidence that Sections 8,10 and 11 of the NPPF, which refer to healthy communities, the challenge of climate change and conserving and enhancing the natural environment along with HDPF (2015) Policy 33 and WSWLP (2014) W12 are being adhered to.

3. Land allocation and its consequences

It would not seem sensible to allocate land strategically in the Horsham Planning Development Framework for residential development North of Horsham when land adjacent had been allocated as a site for waste by WSCC. Building a Recycling and Incineration plant next to the proposed development north of Horsham, which includes 2,750 dwellings along with community facilities, poses a conflict in land use as evidence points to there being adverse consequences to quality of life to those living nearby. There is the potential for the health of those living on or close to the new development to be effected by emissions from the operation. Additional traffic from this and other developments surrounding Horsham also pose issues with regard to the increase in traffic and add to potential traffic emissions which combine to cause significant issues.

4. Litter in the landscape

Residents already face real issues with rubbish blowing from lorries and littering the highway along Langhurstwood Road. Road sweepers are employed to clean the road on a regular basis to keep on top of the issue. Additional lorry movements will inevitably produce more litter and a greater nuisance to those living on the route from the A264 to the incinerator site.

The enormity of the impact that this application has on north Horsham cannot be understated. Therefore, in conclusion, the Parish Council re-iterates that it strongly opposes this application.

Yours faithfully

Pauline Whitehead BA (Hons) FSLCC
Clerk to North Horsham Parish Council



North Horsham Parish Council

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Ministry of Housing, Communities and Local Government
3rd floor, South East
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SW1P 4DF

10th May 2018

Dear Sir/ Madam,

North Horsham Parish Council offers the following observations on the draft revised National Planning Policy Framework.

1. It is noted that the government is to reform developer contributions (CIL) and S106 agreements under a separate consultation. There are some changes to viability assessments which is to be welcomed if these become more transparent and not a means of reducing the level of affordable housing.
2. The Parish Council supports the strong emphasis on pre-application engagement with the community by both Local Authorities and Developers.
3. Horsham is an area with a high level of unaffordability. The Parish would welcome steps to increase provision of housing for local people on lower incomes, including social rent.
4. The inclusion of section 14 in respect of Neighbourhood Planning is welcomed as this gives far more credibility to policies within a Neighbourhood Plan. Had this been in place sooner it could have prevented a recent situation in a nearby village where a developer was given planning permission which was at the upper limits of the allocation in the Nuthurst Neighbourhood Plan, and then proceeded to build three much larger properties.
5. Horsham District Council has recently approved a large development of 2,750 houses, a business park, schools, community facilities and green open space north of Horsham. This is in addition to a large development West of Horsham, extensive development in Southwater and long term significant development at Kilnwood Vale. The transport networks around Horsham have not received improvements commensurate with the size of

the development and the cumulative impact on the transport networks within the main town and surrounding parishes has been immense. Chapter 9 sets out how “transport issues should be considered from the earliest stages of plan-making and development proposals.” Section 105 sets out how planning policies should deliver new communities that are well thought out, where key stakeholders have worked together to provide sustainable transport and development patterns, where there are opportunities for residents to enjoy the benefits of active living through walking and cycling and where infrastructure is provided to enable key large-scale employment and transport hubs to develop to enhance economic growth. Had this been adhered to, the overall design of the North of Horsham development could have been much improved and addressed many of this Council’s concerns. Therefore, government should have some way of measuring how development achieves the policies set out in the NPPF and ways in which there can be some redress if a development falls short of the NPPF values, otherwise it just becomes rhetoric with no substance. Perhaps it would be possible for the government to have an independent audit team from an organisation such as the Royal Planning Institute or a Local Enterprise Partnership to assess major planning applications within a regional context **before** approval is granted by the Planning Authority.

6. Section 154 refers to Planning and Flood Risk and states that “Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.”

The North of Horsham site includes farmland which may have retained water during times of heavy rain, and on the western edge there is a flood plain. Even in existing residential areas there are many drainage ditches and streams which feed down to the River Arun. The newer developments at Highwood and Wickhurst Green have already been subject to some flooding, some of which has backed up into some of the older town areas. Although the North of Horsham site may have remedial measures such as SuDS (Sustainable Drainage Systems), this does not mean that there has been adequate consideration of adjoining areas and possible increased flood risk. Here is another practical example of where there is a discrepancy between the overarching planning framework and reality, leaving the community dissatisfied that there is nothing against which to measure if the policy has been achieved.

7. Chapter 8, Paras 92-102 “Promoting healthy and safe communities”, is broadly to be welcomed and supported, provided that the Local Planning Authority is able to ensure that developers **do** deliver against these aims and that communities are not left abandoned with inadequate facilities.
8. It is noted that in section 118 support is given to allowing upward extensions “where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers” Given the popularity of loft conversions in the Parish, this may well be a popular policy and bearing in mind the lack of affordable housing may be a method of allowing families to stay in their local area, so is to be welcomed.

This concludes North Horsham Parish Council's comments. The Council looks forward to seeing the results of the consultation.

Yours faithfully

Pauline Whitehead BA(Hons) FSLCC
Clerk to the Council



**Horsham
District
Council**

Representation Form

Local Plan Review Issues and Options – Employment, Tourism and Sustainable Rural Development April 2018 (Regulation 18 Consultation)

Horsham District Council has published the 'Local Plan Review Issues and Options – Employment, Tourism and Sustainable Rural Development April 2018' for a seven week period of **consultation between 6 April and 25 May 2018**. The Issues and Options document forms the first part of the review of the Horsham District Planning Framework 2015 (HDPF) and the preparation of a new Horsham District Local Plan. The information in the document **is not council policy at this stage**.

Comments on this document are invited. Responses to this consultation will inform and assist in the preparation of a new Horsham District Local Plan, which will run from 2018 to 2036. (Other topics, including housing, will be subject to consultation at a later date.)

Please complete this form and email it to: strategic.planning@horsham.gov.uk

All comments must be received by 5:00pm on 25 May 2018

A copy of the 'Local Plan Review Issues and Options – Employment, Tourism and Sustainable Rural Development April 2018' is available to view on the Horsham District Council's website:

<https://www.horsham.gov.uk/planningpolicy/planning-policy/currentconsultations>

Hard copies upon request are also available for inspection at local libraries and the Council office.

All comments may be made publicly available, and identifiable by name and (where applicable) organisation. Please note that any other personal information provided will be processed by Horsham District Council in line the Data Protection Act 1998 and General Data Protection Regulations. Horsham District Council will process your details in relation to this preparation of the Local Plan Review only. For further information please see the Council's privacy policy: <https://www.horsham.gov.uk/privacy-policy>

How to use this form

Please complete Part A in full, in order for your representation to be taken into account.

Please complete Part B overleaf, identifying which section/page/paragraph your comment relates to by completing the appropriate box (please copy and paste Part B for each new comment on a different section as appropriate).

PART A	Your Details
Full Name	Pauline Whitehead
Address	North Horsham Parish Council Office, Roffey Millennium Hall, Crawley Road, Horsham
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Telephone	01403 750786
Email	Parish.clerk@northhorsham-pc.gov.uk
Organisation (if applicable)	North Horsham Parish Council
Position (if applicable)	Clerk to the Council

Date	22 nd May 2018
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PART B1

To which part of the document does your representation relate? (please tick or state Yes as appropriate or provide details)

Section/Appendix Section 2 – Economic Development	Point 2.36 and 2.39	Page number, paragraph Pages 21,22,27 and 28	
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Do you support, oppose, or wish to comment on this selection/paragraph?

(Please tick or highlight one answer)

Support <input type="checkbox"/>	Support with modifications <input type="checkbox"/>	Oppose <input type="checkbox"/>	Have Comments X <input checked="" type="checkbox"/>
Please give details of your reasons for support/opposition, or make other comments here:			
<p>North Horsham Parish Council wishes to comment on the proposed economic development sites as follows:-</p> <p>Graylands Estate, Langhurstwood Road.</p> <p>The Parish Council notes that currently Graylands Estate is not designated as a Key Employment Area, but that there is a recommendation that it becomes one. The Parish Council would support the recommendation. There is some residential development on site but the Parish Council would recommend that the remainder of the site should be kept for business use, in particular the site lends itself to small and medium enterprises that specialise in artisan skills, for example a pottery, blacksmith or woodcrafts which are in keeping with its rural setting.</p> <p>North Heath Lane Industrial Estate, North Heath Lane. The Parish Council would support North Heath Lane Industrial Estate becoming a Key Employment Area. (KEA)</p> <p>Parsonage Business Park, Parsonage Way. The Parish Council supports the Parsonage Business Park being designated as a KEA and that it is used for commercial businesses. It is noted however, that the Parsonage Business Park borders Searles Yard where there is a lot of unused space. The area looks very unkempt. The Council observes that Searles Yard site is under utilized with potential for further intensification for employment , especially start up and micro-businesses and residential property. It is suggested that the inclusion of residential housing on the site would break up the heavy industrialisation that may occur otherwise.</p> <p>Former Novartis site, Wimblehurst Road. The Parish Council supports mixed use employment on this site, but not industrial processes. This site was originally going to be associated with the University of Sussex and with Collyers Sixth Form college nearby, ways to connect the site of the Art Deco building that will be used as a Science Park and the students seems apt. Could a footbridge be installed over the railway to give greater connectivity, not only to Collyers, but to Horsham Park and the town? By giving Collyers greater connectivity, education opportunities could be opened up for the future.</p> <p>Broadlands Business campus, Langhurstwood Road. The site is not appealing and when the new development has been built access will be through residential property. It is felt that the cumulative effect of traffic and congestion associated with the employment sites in the Langhurstwood Road area should be taken into account before any further allocation of land for employment is considered.</p> <p>There is a small pocket of land currently used for employment on Crawley Road that comprises of Millers scrapyard and Horsham Flooring. This could have continued use for employment and there is some opportunity for minor development. However, it is acknowledged that this land may not be available for some time.</p>			

What improvements or modifications would you suggest?

See above, especially for the former Novartis site.

(Continue on separate sheet if necessary)

If you have additional representations please copy and paste additional 'Part B' pages and fill it as appropriate. Please make sure any additional pages are clearly labelled/ addressed or attached.

PART B2

To which part of the document does your representation relate? (please tick or state Yes as appropriate or provide details)

Section/Appendix Section 3 - Tourism	Point 3.3	Page number, paragraph Page 33	
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Do you support, oppose, or wish to comment on this selection/paragraph?

(Please tick or highlight one answer)

Support	<input type="checkbox"/>	Support with modifications	<input type="checkbox"/>	Oppose	<input type="checkbox"/>	Have Comments X
Please give details of your reasons for support/opposition, or make other comments here:						
<p>North Horsham Parish is not a tourist destination, but it has some unique features that are valued by residents and have the potential for attracting more people.</p> <p>New House Farm – is a tea room, farm shop and offers pick your own facilities in the summer.</p> <p>The Frog and Nightgown public house and café – is a unique experience and well loved locally.</p> <p>The Motte and Bailey at Chennells Brook – Horsham District Council's only listed Ancient monument.</p> <p>It is hoped that any plans do not detrimentally effect these local treasures.</p>						

What improvements or modifications would you suggest?

None.

(Continue on separate sheet if necessary)

Do you wish to be notified of future consultations relating to the review of the Local Plan? **X Yes / No**

(Please ensure you have provided an email address to facilitate electronic notification – see Part A.