

Shipley Parish Council

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The Minutes of the Planning Sub Committee Meeting of Shipley Parish Council held via a Zoom video/audio conference on Monday 18th January 2021 commencing 8pm

1. Attendance and Apologies for Absence.

Those Present: Cllr Baxter (Chair), Cllr Emrich, Cllr Larcombe and Cllr de Zoete

Also Present: Two members of the public and Parish Clerk (P. Richards).

Apologies: Cllr Huggett, Cllr Lindsay, Cllr Wiltshire and, Cllr Woodage

2. Public Session (Members of the Public may speak for up to 3 minutes on an Agenda item at the discretion of the Chair).

A member of the public, on behalf of the West Grinstead Action Group (WGAG), objected to the proposed housing development at Weald Cross (Buck Barn). She advised that the WGAG was opposed to the development of over 3,500 new homes in this location. She reported that HDC would review the inclusion of this proposal as a Strategic Development site in the new Local Plan (meeting to be held in the Spring of 2021). She referred to the social media and written campaigns that the Group was involved with, but advised that little more can be done at the present until HDC makes a decision on Strategic Development sites.

A second member of the public, also a member of the WGAG, supported the first speaker's comments. He reported that sections of the proposed site were under 8 inches of water following the recent storm and suggested that the site was unsuitable for development unsuitable for development because of the significant risk of flooding.

The Chairman reminded the meeting that SPC had submitted a detailed letter raising objections to the site and stressed the importance of the potential increase in CO₂ emissions associated with additional car movements with such a development. Cllr Emrich advised that following the decision to not develop the nearby Mayfield Site, WGAG might consider contacting the very active Mayfield Action Group to request support, advice and guidance to aid their cause. Cllr de Zoete agreed to contact a prominent member of that Group and ask for his assistance.

The speakers thanked the Committee for listening to their comments and asked if the Parish Council might post these comments on its Facebook page. The Clerk was asked to update the Shipley Community Facebook page accordingly.

3. To Receive Declarations of Interest, Notification of Changes to Members' Interests and consider any requests for a dispensation.

None.

4. Approval of the Minutes of the Planning Sub-Committee held on 29th October 2020.

The minutes having been circulated previously were taken as read. Cllr Emrich proposed that they be accepted and this was **AGREED**.

5. Matters arising.

None.

6. Planning applications.

- **DC/20/2564 – Woodfords, Shipley Road, Southwater** - Outline application for demolition of existing dwelling and associated buildings and the erection of approximately 78 new dwellings (C3 use) and associated public open space, landscaping, drainage and highways infrastructure works, including vehicular access from Shipley Road with all matters reserved except access.

After Consideration Members voted to object to the application.

Vote: 4 object

The reasons for the objection were:

The Shipley Neighbourhood Plan – The proposed site of the development is in Shipley, not Southwater. The Shipley Neighbourhood Plan (NP) acknowledges that in terms of settlement hierarchy Southwater has a role to play in supporting new development. This however, as Policy Ship HD1 of the Shipley Neighbourhood Plan sets out, should be achieved in accordance with the spatial strategy for the District. For the Parish of Shipley, this limits new housing development to proposals for ‘an infill gap, or on previously developed land, within the continuity of existing buildings’, and resisting ‘development that will result in the outward extension of villages onto greenfield land’.

Further, as the Shipley NP sets out, the villages and hamlets within Shipley Parish are ‘unclassified settlements’ within the Horsham District Planning Framework (HDPF) settlement hierarchy. There are no settlement boundaries associated with these types of settlement. Therefore the site falls within the countryside, and policy 26 of the HDPF is engaged. This requires that any proposal at the site must be essential to its countryside location. As the proposal involves the creation of a residential development, it would not be essential to its countryside location.

The applicant’s statement suggests the Shipley NP “..... has limited relevance to the site, which as we have explained, is actually more aligned with Southwater. However, the proposals take on board the Shipley Parish Village Design Guidance principles.” That is incorrect: the Shipley NP has absolute relevance to the site, because the proposed site is within the designated plan boundary within Shipley’s examiner-approved NP. Alignment of the development with Southwater is therefore currently irrelevant in this context. Unless there is a proposal (agreed) to move the boundary between Southwater and Shipley again, this proposed site will continue to sit outside the built up area boundary, as per the HDPF. Therefore it does not meet criteria for development.

Built up Area Boundary - The development, due to its location outside the Built up Area Boundary and on a site not allocated for development within the HDPF (2015), or an adopted Neighbourhood Plan, is unacceptable. The provision of 78 residential units in this location, would conflict with the overarching strategy and hierarchical approach of concentrating development to the main settlements, as set out principally in Policies 2, 3, 4 and 15 of the HDPF. The proposed development is not essential to its countryside location and does not support any one of the four criteria set out at paragraph 4.5 of the Shipley Neighbourhood Plan. As such, the proposed development would be contrary to Policies 26 and 27 of the HDPF.

Urbanising influence - The proposed development, by reason of the size and scale of its outward extension of the settlement edge of Southwater outside the continuity of existing buildings, would have an urbanising influence in the countryside beyond Southwater resulting in harm to the countryside character of the area contrary to policies 25, 26, and 27 of the HDPF. The whole development, especially one of such high density, would have a detrimental impact on the rural location.

- **Weald Cross Housing development**

The Chairman referred to his comments made in the Public Forum section of the agenda. Cllr Emrich advised that there was little point in submitting fresh objections to this development at present as it was outside the current but closed consultation process. He advised to wait until the Local Plan is at the Regulation 19 stage (consultation) due in the Spring of 2021. The Chairman agreed but advised all parties to prepare their comments for the Regulation 19 process.

7. Planning Decisions.

No update.

8. Date of next meeting.

The next virtual Planning Sub-Committee Meeting will be held via Zoom on 1st March 2021 (subject to receipt of applications).

There being no further business, the Chair closed the meeting 20:46.

SignedChair

Date.....