



Horsham District Council Local Planning Authority

Billingshurst Neighbourhood Plan 2019-2031

FINAL DECISION STATEMENT

Date: 14 December 2020

1.0 INTRODUCTION

- 1.1 Horsham District Council (“the Council”) has a statutory duty¹ to support Parish Councils and Qualifying Bodies in the preparation of Neighbourhood Development Plans (NDPs) and Orders and to take NDPs and Orders through a process of examination and referendum.
- 1.2 This decision statement relates to the NDP produced by Billingshurst Parish Council (“BPC”). Under the Town and Country Planning Act 1990 (as amended) (“the 1990 Act”).The Council has a statutory duty to support Parish Councils and Qualifying Bodies in the preparation of NDPs and Orders and to take NDP’s and Orders through a process of examination and referendum. The Localism Act 2011 (Part 6 chapter 3) sets out the responsibilities under Neighbourhood Planning.
- 1.3 Following the Examination of the Billingshurst Neighbourhood Plan and the receipt of the Examiner’s Report, Horsham District Council is required to make a decision on the next steps. As set out in the Neighbourhood Planning Regulations these are:
 - a) to decline to consider a plan proposal under paragraph 5 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or a modification proposal under paragraph 5 of Schedule A2 to the 2004 Act;
 - b) to refuse a plan proposal under paragraph 6 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or a modification proposal under paragraph 8 of Schedule A2 to the 2004 Act;
 - c) what action to take in response to the recommendations of an Examiner made in a report under paragraph 10 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) in relation to a neighbourhood development plan or under paragraph 13 of Schedule A2 to the 2004 Act in relation to a proposed modification of a neighbourhood development plan;

¹ The Town and Country Planning Act 1990 (as amended)

- d) what modifications, if any, they are to make to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or paragraph 14(6) of Schedule A2 to the 2004 Act;
- e) whether to extend the area to which the referendum is (or referendums are) to take place; or
- f) that they are not satisfied with the plan proposal under paragraph 12(10) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or the draft plan under paragraph 14(4) of Schedule A2 to the 2004 Act.

1.4 In accordance with the Regulations, this report forms the Council's Decision Statement (Regulation 18(2)) and sets out the Council's decision and the reasons for this.

2.0 BACKGROUND

- 2.1 The Billingshurst Neighbourhood Plan relates to the area that was designated by the Council as a neighbourhood area on 30 December 2015 (as shown on Plan A).
- 2.2 The Pre-Submission Billingshurst Neighbourhood Plan underwent consultation in accordance with Regulation 14 from 1 August 2019 to 29 September 2019.
- 2.3 Billingshurst Parish Council then submitted the submission draft plan to the Council. The submission draft Billingshurst Neighbourhood Development Plan was publicised and representations were invited for eight weeks between 17 June 2020 and 12 August 2020.
- 2.4 Andrew Ashcroft was appointed by the Council with the consent of BPC, as 'the Examiner' to undertake the examination of the Billingshurst Neighbourhood Development Plan and to prepare a report of the independent examination.
- 2.5 The Examiner's report was received on the 11 November 2020. It concludes that the Billingshurst Neighbourhood Development Plan, subject to a number of recommended changes meets the basic conditions set out in the legislation and can proceed to referendum.
- 2.6 As has already been indicated in paragraph 1.3 of this report, Regulations 17A and 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended) requires the local planning authority to outline what action to take in response to the recommendations of an Examiner following the formal examination.

3.0 DECISION

- 3.1 Having considered the recommended modifications made by the Examiner's Report, and the reasons for them, the Council, with the consent of BPC has considered each of the recommendations and agreed the action to take in response to each recommendation. It was decided to accept all the modifications made to the draft plan by the Examiner under paragraph 12(2)(4) of Schedule 4B to the Town and Country Planning Act 1990. The Examiner's proposed modifications are set out at Appendix A alongside the reason why the modification was accepted.
- 3.2 The Council is also in agreement with the Examiner that the screening decision, that there was no need to undertake a full SEA, was correct. A key reason for this is the lack of development allocations within the Neighbourhood Plan.

4.0 THE REFERENDUM AREA

- 4.1 The Council is in agreement with the Examiner's recommendation that there is no policy or proposal significant enough to have an impact beyond the designated neighbourhood plan area, and that any referendum that takes place in due course be contiguous with the boundary of the designated neighbourhood plan area (Please refer to Plan A).

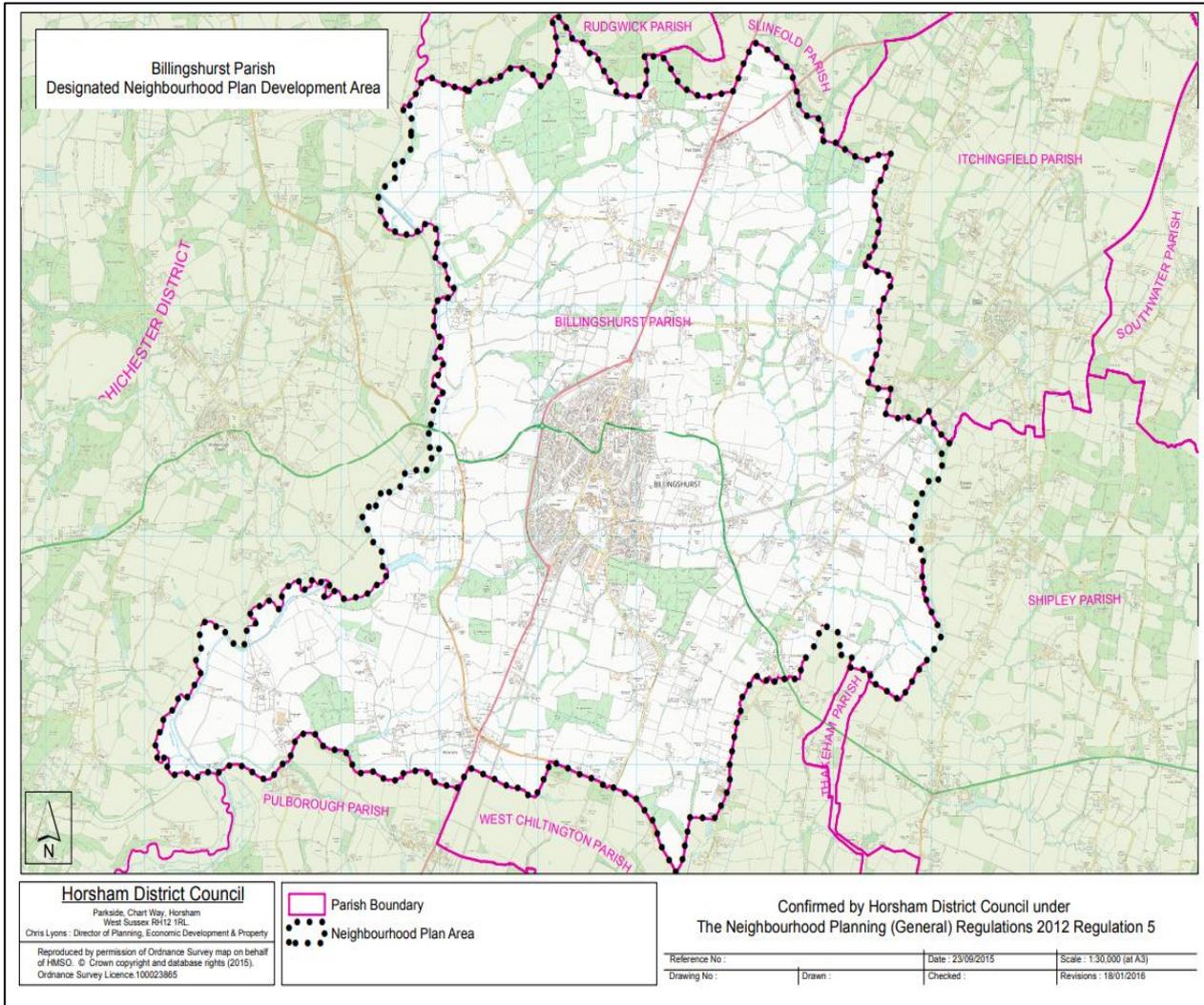
5.0 CONCLUSION

- 5.1 The Council is of the view that the draft submission Billingshurst Neighbourhood Development Plan as modified in Appendix A: Examiner's Proposed Modifications to the Billingshurst Neighbourhood Plan 2019-2031, complies with the legal requirement and may now proceed to Referendum.
- 5.2 The COVID-19 pandemic has resulted in mandatory restrictions on movement since March 2020 to prevent transmission of the virus and protect vulnerable groups. The [Local Government and Police and Crime Commissioner \(Coronavirus\) \(Postponement of Elections and Referendums\) \(England and Wales\) Regulation 2020](#) prevents any referendum on neighbourhood plans being held until 5 May 2021 at the earliest. It follows that the referendum for the Billingshurst Neighbourhood Development Plan is suspended until further notice and a referendum can be undertaken safely. Upon the issue of the decision statement, 'significant weight' can be applied to the plan by the decision maker when considering planning applications.

Signed:



Barbara Childs
Director of Place
Date: 14 December 2020



Plan A: Billingshurst Neighbourhood Plan Area

Appendix A: Examiner's Proposed Modifications to the Billingshurst Neighbourhood Plan

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
Policy BILL1: Billingshurst Built-Up Area Boundary	<p><i>Policy BILL1: Billingshurst Built-Up Area Boundary</i></p> <p><i>A. Development in Billingshurst parish shall be focused within the proposed built-up area boundary of Billingshurst village as shown on the Policies Maps in Section 12.</i></p> <p><i>B. Development proposals outside the proposed built-up area boundary will not be permitted unless <u>will only be supported where:</u></i></p> <ul style="list-style-type: none"> <i>i. Development proposals outside the proposed built-up area boundary will not be permitted unless:</i> <i>ii. it relates to necessary utilities; or</i> <i>iii. it represents the appropriate provision of tourism facilities, accommodation, attractions and activities, where it meets the requirements of Policy BILL11; or</i> <i>iv. it is on sites allocated for those uses in the Horsham District Planning Framework or its successor.</i> 	HDC agrees with this recommendation. To comply with the Basic Conditions and to provide clarity.	Incorporate the land to the north of Hilland Farm and the land to south of Maringdean Acres, Maringdean Road (as shown in the Parish Council's response to the clarification note) as sites with planning permission on Figure 4.1. Modification to be taken forward to the final plan.
Policy BILL2: Housing Design and Character	<p><i>Policy BILL2: Housing Design and Character</i></p> <p><i>A. Development proposals should be guided by the Billingshurst Parish Design Statement and are expected, where possible <u>practicable</u>, to <u>should</u> incorporate the following features as <u>appropriate to their scale and nature</u> into the overall design of development:</i></p> <ul style="list-style-type: none"> <i>i. Soft landscaping and other boundary treatments to provide active frontages</i> 	HDC agrees with this recommendation. To comply with the Basic Conditions and to provide clarity.	No further action required. Modification to be taken forward to the final plan.

	<ul style="list-style-type: none"> ii. <i>Courtyard layouts</i> iii. <i>Varying style of housing</i> iv. <i>Staggered layouts rather than uniform lines of properties.</i> v. <i>Off road parking provision (for example through the use of well-located and designed communal parking courts and/ or car ports), in line with the West Sussex County Council Parking Standards</i> vi. <i>Housing constructed around green open space.</i> vii. <i>Accessible and attractive public open spaces, incorporating opportunities for 'natural play' in line with Policy BILL4 and creative use of Sustainable Drainage Systems in line with Policy BILL14.</i> viii. <i>Footways that allow for safe access for all persons.</i> ix. <i>Required to reflect the scale and local vernacular of the surrounding buildings.</i> x. <i>Use materials that are in keeping with those used in existing buildings in the immediate locality.</i> xi. <i>Preserve and sensitively incorporate existing natural features such as trees and hedgerows within the site, with the aim of delivering a net environmental benefit for local people and wildlife.</i> <p><i>B. <u>Proposals for new dwellings designed to be suitable for older residents (aged 60 and over) in general, and which include –</u></i></p>		
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	particularly bungalows — bungalows in particular, are encouraged to meet the space and accessibility requirements of the Lifetime Homes standards. Such dwellings may also be suitable for younger residents and are not intended to be restricted in use. will be supported where they meet the space and accessibility requirements in place at that time.		
At the end of paragraph 5.9 add:	<u>'Space and accessibility standards may change within the Plan period. On this basis Part B of Policy BILL 2 has been designed to be flexible over time. This part of the policy also offers support for the development of housing for older persons, and for bungalows in particular. In this context the Plan recognises that bungalows may also be suitable for younger residents and as such the policy is not intended to be restrictive in the longer-term use of such dwellings'</u>	HDC agree with the Examiner's recommendation and additional wording to provide clarity.	No further action required. Modification to be taken forward to the final plan.
Policy BILL3: Energy Efficiency and Design	<p><u>Policy BILL3: Energy Efficiency and Design</u></p> <p>A. Proposals must seek to maximise the sustainability of development. The design and standard of any development is encouraged to achieve the highest level of sustainable design, in order to minimise the energy consumption and climate impacts of new buildings: Development proposals which seek to maximise design principles for energy efficiency and sustainability will be supported. Proposals which incorporate the following energy design principles as appropriate to their scale and nature will be particularly supported:</p> <ul style="list-style-type: none"> i. Siting and orientation of new buildings to optimise passive solar gain. ii. The use of high quality, thermally efficient building materials. iii. Installation of energy efficiency measures such as loft and wall insulation, double glazing and low energy heating systems. 	HDC agrees with this recommendation. To comply with the Basic Conditions and to provide clarity.	No further action required. Modification to be taken forward to the final plan.

	<p>iv. <i>Incorporating on-site energy generation from renewable sources such as solar panels and ground and air source heat pumps.</i></p> <p>v. <i>Reducing water consumption through the use of grey water systems.</i></p> <p>vi. <i>Providing low carbon sustainable design and avoiding or mitigating all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and only where necessary off-site measures to deal with any remaining emissions.</i></p> <p>vii. <i>Providing the infrastructure for adequate electric vehicle charging points that can be accessed by each dwelling or public building, where new parking provision is expected to be made.</i></p> <p>viii. <i>Alterations to existing buildings are encouraged to demonstrate how energy reduction has been incorporated into the design and construction.</i></p> <p><u><i>B. The sensitive retrofitting of energy efficient measures in historic buildings is encouraged, including the retrofitting of listed buildings, provided that it preserves the architectural and historic interests of these heritage assets and their settings. This could be achieved through: Proposals which incorporate the sensitive retrofitting of energy efficient measures in historic buildings, including listed buildings, will be supported where they would preserve the architectural and historic interest of the heritage asset concerned and its setting. Proposals which incorporate the following energy design principles as</i></u></p>		
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	<p><i>appropriate to their scale and nature will be particularly supported:</i></p> <ul style="list-style-type: none"> <i>i. measures to reduce heat loss, which could include secondary glazing in listed buildings with wooden windows that meet the latest relevant British standard; and/or</i> <i>ii. the replacement of fossil fuel burning energy sources with electric power from renewable sources with zero air emissions locally.</i> <p><i>C. Proposals to develop community energy schemes are strongly encouraged and will be strongly particularly supported.</i></p>		
<p>Policy BILL4: Provision of Leisure and recreation facilities</p>	<p><i>Policy BILL4: Provision of Leisure and recreation facilities</i></p> <p><i>A. In order to provide for the increased need for leisure provision to support the growing population of Billingshurst, development proposals that deliver the following shall be strongly supported:</i></p> <ul style="list-style-type: none"> <i>i. The improvement in the quality of existing play areas to conform to HDC standards.</i> <i>ii. The provision of additional play areas to serve the needs of children of all ages, in line with the HDC’s Quantity Standard 14. Where possible, this should incorporate areas for ‘natural play’¹⁵. New residential development should demonstrate how it has actively provided for natural play through the design of public green spaces.</i> <i>iii. The modernisation of facilities serving Jubilee Fields, including the provision of a 4G AstroTurf pitch.</i> <i>iv. The provision of additional and improved youth facilities, including improvements to the facilities at the existing skate parks.</i> 	<p>HDC agrees with this recommendation. To comply with the Basic Conditions and to provide clarity.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p>v. <i>The provision of a Multi-Use Games Area, incorporating a 3G pitch and <u>appropriately-designed and sensitive floodlights, as well as improvements to existing artificial turf pitches.</u></i></p> <p><i>B. The delivery of new facilities or improvements to existing facilities – including the Sports Hall at Billingshurst Leisure Centre - will be secured through Section 106 contributions or Community Infrastructure Levy funding or provided on site.</i></p>		
At the end of paragraph 6.4 add:	<p><u>'Policy BILL 4 sets out a supportive context for the development of new leisure and recreation facilities and/or their consolidation and improvement. Depending on their scale and location some of the improvements may not need planning permission. The delivery of new facilities or improvements to existing facilities, including the Sports Hall at Billingshurst Leisure Centre, have the ability to be secured by different measures. They include Section 106 contributions or Community Infrastructure Levy funding or by way of direct provision by the relevant organisation on site'</u></p>	HDC agree with the Examiner's recommendation and additional wording to provide clarity.	No further action required. Modification to be taken forward to the final plan.
Policy BILL5: Burial Space	<p><i>Policy BILL5: Burial Space</i></p> <p><i>Development proposals for both traditional consecrated and green/ woodland burial sites by either the local authority or private providers will be supported, provided they meet the following criteria:</i></p> <ul style="list-style-type: none"> <i>i. # is <u>They are</u> appropriately sited with regard to its impact on local amenity-;</i> <i>ii. # <u>They</u> will not result in the loss of best and most versatile agricultural land which could reasonably be used for food production-;</i> <i>iii. # is <u>They are</u> designed to maximise opportunities to improve and/ or create new biodiversity, habitats and green infrastructure-;and</i> <i>iv. # will have no adverse impact on groundwater and surface water.</i> 	HDC agree with the Examiner's recommendation To comply with the Basic Conditions and to provide clarity.	No further action required. Modification to be taken forward to the final plan.

<p>Policy Integrated Infrastructure</p>	<p>BILL6: <i>Policy BILL6: Integrated Infrastructure</i></p> <p><i>New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the plan. It will be secured, as necessary, by relevant Section 106 Agreements linked to planning permissions. Proposals for the development of community and utility infrastructure will be supported.</i></p>	<p>HDC agrees with this recommendation. To comply with the Basic Conditions and to provide clarity.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>At the end of paragraph 6.8 add:</p>	<p><u><i>Policy BILL 6 seeks to address this important matter. Its ambition is to ensure that new infrastructure is positively supported. This will be particularly the case where it directly addresses the identified needs of the community. Infrastructure has the ability to be delivered through a variety of means. They include a direct provision by the service provider, and with a degree of public sector funding through either the Horsham Community Infrastructure Levy or through component parts of Section 106 agreements linked to planning permissions for housing or other commercial development'</i></u></p>	<p>HDC agree with the Examiner's recommendation to provide clarity.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>Policy BILL7: Retaining and enhancing the vitality and viability of Billingshurst village centre</p>	<p><i>Policy BILL7: Retaining and enhancing the vitality and viability of Billingshurst village centre</i></p> <p><i>A. To secure the ongoing vitality of Billingshurst village centre, proposals which protect, enhance and promote a diverse range of town centre uses – including retail, leisure, commercial, office, tourism, cultural and community - will be supported, subject to the other policies in this Neighbourhood Plan.</i></p> <p><i>Existing retail premises</i></p> <p><i>B. In the Primary Shopping Area and the Primary Shopping Frontages Important Shopping Frontages of Billingshurst High Street, as shown on the Policies Maps in Section 12, the permanent change of use of Class A1 and A2 retail and service premises to other commercial uses (Classes B1, C1, D1, D2 and commercial sui generis activities) Classes E, F1 and F2 to other</i></p>	<p>HDC agree with the Examiner's recommendation.</p> <p>Modifications have been made for the purposes of clarification and to ensure that the wording of the policy is in accordance with the NPPF and meets the basic conditions.</p>	<p>No further action required. Modification to be taken forward to the final plan.5</p>

	<p><i>uses will only be permitted supported where the following can be demonstrated:</i></p> <ul style="list-style-type: none"> <i>i. The proposed use will maintain the vitality and viability of Billingshurst High Street;</i> <i>ii. The Class A retail premises question have not been in continuous active use for at least 12 consecutive months;</i> <i>iii. The Class A retail premises have no potential for either reoccupation as demonstrated through the results both of a full viability report and a marketing campaign lasting for a continuous period of at least 6 months</i> <p><i>Temporary uses</i></p> <p><i>C. The use of Class A E, F1 AND F2 premises for temporary uses will be supported in the Primary Shopping Area and the Primary Shopping Frontages Important Shopping Frontages. Such uses include 'pop up' shops and cultural, creative and leisure uses introduced on a temporary basis or for specific events.</i></p> <p><i>D. Such uses must demonstrate that they will not have a detrimental impact on the amenity of neighbouring uses, particularly residential through excessive noise and pollution.</i></p> <p><i>E. Such uses will generally not be considered appropriate if the operation of the business requires such large amounts of vehicle parking in order to function unless sufficient parking arrangements have been presented.</i></p> <p><i>Paragraph 7.4;</i> <i>In 2016, the Billingshurst Village Centre Supplementary Planning Document (SPD) was published which defines the village centre as comprising two central areas – the High Street and Jengers Mead shopping parade and library car park (showing in pink and blue in Figure 7.1) - sandwiched between the northern and southern ends of the High Street (shown in green and orange in</i></p>		
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	<i>Figure 7.1). These are largely within the Billingshurst Conservation Area. The SPD identified a series of issues that need to be addressed to improve the High Street, some of which are still relevant. <u>Policy BILL 15 sets out a policy context that builds on this approach. It takes account of the changes to the Use Classes Order introduced in September 2020. It provides a local response to the government’s agenda to consolidate town and village centres in the context of the challenges created by the Covid pandemic.</u></i>		
Amend Policy Map 2 (A and B)	Primary Shopping Frontages are renamed <i><u>Important Shopping Frontages (ISF).</u></i>	HDC agree with the Examiner’s recommendation. To provide clarity and distinction between HDPF policies.	No further action required. Modification to be taken forward to the final plan.
Policy BILL8: Public realm and movement in Billingshurst village centre	<i>Policy BILL8: Public realm and movement in Billingshurst village centre. Development proposals to enhance the public realm in Billingshurst Village Centre will be encouraged <u>supported</u>, where this will not result in the demolition of or significant detrimental impact to existing heritage assets. Proposals which enhance movement by pedestrians will be encouraged <u>supported</u>, in particular:</i> <ul style="list-style-type: none"> <i>i. The widening of pavements;</i> <i>ii. The inclusion of cycling facilities; and</i> <i>iii. Proposals to create an improved pedestrian link between Jengers Mead and the Library car park.</i> 	HDC agree with the Examiner’s recommendation. To comply with the Basic Conditions and to provide clarity.	No further action required. Modification to be taken forward to the final plan.
Policy BILL9: Re-use of Historic Buildings in Billingshurst Village Centre	<i>Policy BILL9: Re-use of Historic Buildings in Billingshurst Village Centre</i>	HDC agree with the Examiner’s recommendation to provide clarity.	No further action required. Modification to be taken forward to the final plan.

	<i>The reuse of historic buildings within Billingshurst Village Centre for activities that will enhance the vitality and viability of the Village Centre are strongly encouraged will be particularly supported. This could include community uses, retail or business. Any alterations to historic buildings will need to Any associated physical alterations should be sympathetic to the historic and architectural significance and character of the building concerned.</i>		No further action required. Modification to be taken forward to the final plan.
Policy BILL10: Flexible Workspaces	<i>Policy BILL10: Flexible Workspaces Proposals to provide incubator/start-up business space on flexible terms will be supported, subject to specific site and traffic assessments through: a) conversion of existing buildings in the High Street; or b) provision of new buildings or conversion of existing buildings within the settlement boundary. <u>As appropriate to their scale, nature and location proposals for new workspaces should demonstrate the way in which they can be incorporated within their immediate locality without generating any unacceptable impact on the amenity of residential properties and on the capacity and safety of the local highways network.</u></i>	HDC agrees with this recommendation. To comply with the Basic Conditions and provide clarity.	No further action required. Modification to be taken forward to the final plan.
At the end of paragraph 7.7 add:	<i><u>'Policy BILL 10 sets out a policy approach to address these issues. Its second part has been designed to ensure that proposals for flexible workspaces should take account of both residential amenity and traffic safety in the immediate area in which they are located. The District Council will reach a judgement on the merits of development proposals on a case-by-case basis.'</u></i>	HDC agree with the Examiner's recommendation and additional wording to provide clarity.	No further action required. Modification to be taken forward to the final plan.
Policy BILL11: Tourism-related development and provision of tourist accommodation	<i>Policy BILL11: Tourism-related development and provision of tourist accommodation The development and expansion of tourism facilities, accommodation, attractions and activities connected with day</i>	HDC agree with the Examiner's recommendation Re-wording to provide clarity.	No further action required. Modification to be taken forward to the final plan.

	<p><i>and residential visitors will be supported where the following criteria can be met:</i></p> <ul style="list-style-type: none"> <i>i. There are demonstrable economic and social benefits of the proposals, particularly in terms of local job creation; and</i> <i>ii. There will be no significant unacceptable detrimental impacts on the local community; and</i> <i>iii. For proposals outside the Built-up Area Boundary, developments should be in accessible sites, well-connected to the village centre and the built-up area of Billingshurst and there will be no significant unacceptable detrimental environmental impacts.</i> <i>iv. For proposals within the Builtup Area Boundary, there should be no detrimental unacceptable impact upon traffic movement through the High Street; and</i> <i>v. Adequate <u>Appropriate</u> provision for parking is included, particularly for proposals within or adjacent to Billingshurst Village Centre.</i> 		
<p>Policy BILL12: Protection and Enhancement of Key Movement Routes</p>	<p><i>Policy BILL12: Protection and Enhancement of Key Movement Routes</i></p> <p><i>A. Development proposals to improve cycling and walking will be supported. In particular, provision of cycle and pedestrian routes that are physically separated from vehicular traffic and from one another will be strongly supported. Such routes should also ensure that access by disabled users and users of mobility scooters is secured, which could include the provision of wider pavements, dropped kerbs and widened entrance ways.</i></p> <p><i>B. To ensure that residents can access public transport facilities, schools, leisure and other important facilities, all new</i></p>	<p>HDC agree with the Examiner’s recommendation. To comply with the Basic Conditions and provide clarity.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p>developments should ensure safe pedestrian and cycle access As appropriate to their scale and nature new development proposals should provide safe pedestrian and cycle access. Where it is practicable to do so the pedestrian and cycle access provided should to link up with existing footways and cycleways that, in turn, directly serve the Key Movement Routes shown on the Policies Map in Section 12.</p> <p><i>C. Proposals to enhance the identified Key Movement Routes will be strongly supported.</i></p> <p><i>D. Development will be expected to not have an unacceptable impact on Development proposals should take account of Key Movement Routes, and to provide and, where necessary, provide a strategy to mitigate the impact of additional traffic movements on the safety and flow of pedestrian access.</i></p>		
<p>Policy BILL13: Public Car Parking</p>	<p><i>Policy BILL13: Public Car Parking</i></p> <p><i>A. There will be a presumption against the loss of publicly accessible car parking in Billingshurst parish. Any proposals that would result in the loss of existing publicly available car parking spaces must provide at least the same number of publicly accessible spaces in an equivalent location. Development proposals which would result in the loss of publicly-accessible car parking will not be supported unless they include alternative and equivalent provision in an accessible location.</i></p> <p><i>B. Proposals that enable the provision of additional, publicly accessible car parking at Billingshurst Station will be strongly supported.</i></p> <p><i>C. Alongside any new public car parking provision, the following will also be required to be provided as part of that provision Any new or replacement car parks should incorporate the following facilities:</i></p>	<p>HDC agree with the Examiner’s recommendation. To comply with the Basic Conditions and provide clarity.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

		<p>i. <i>dedicated bicycle parking facilities, preferably covered and secure; and</i></p> <p>ii. <i>future-proofed four hour or faster electric vehicle charging points (or wireless charging facilities) that are affordable, reliable and open access electric vehicle charging points.</i></p>		
Policy Residential Provision	BILL14: Parking	<p><i>Policy BILL14: Residential Parking Provision</i></p> <p><i>A. Development proposals that generate an increased need for parking must <u>should</u> provide suitable off-street parking in order to minimise obstruction of the local road network in the interests of the safety of all road users, including pedestrians and cyclists.</i></p> <p><i>B. For all new residential developments, including redevelopments where there is an increase in the number of bedrooms in a property, the minimum number of car parking spaces to be provided will <u>should</u> be in accordance with the West Sussex Residential Parking Demand Calculator [insert footnote], unless it can be satisfactorily demonstrated that an alternative provision would be appropriate on a specific site. Parking spaces can take the form of spaces or garaging/car port facilities but should be designed with the intention of being permanently available for parking use.</i></p> <p><i>C. Additionally, appropriate levels of parking shall <u>should</u> be provided for visitors and service vehicles.</i></p> <p><i>D. New residential development of flats should make provision for the secure parking of bicycles.</i></p> <p><i>Footnote;</i> <i>West Sussex County Council Guidance for Car Parking in New Residential Developments, September 2010</i> <i>West Sussex County</i></p>	HDC agree with the Examiner's recommendation. To comply with the Basic Conditions.	No further action required. Modification to be taken forward to the final plan.

	<u>Council Guidance on Parking at New Developments (September 2020)</u>		
Policy BILL15: Local Green Spaces	<p><i>Policy BILL15: Local Green Spaces</i></p> <p><i>A. The following 16 areas shown on the Policies Map in Section 12 are designated as a Local Green Spaces:</i></p> <ol style="list-style-type: none"> <i>1. Bypass path</i> <i>2. Manor Fields</i> <i>3. Cherry Tree Close Play Space</i> <i>4. Wood at Bypass</i> <i>5. Bowling Alley</i> <i>6. Green at Frenches Mead</i> <i>7. Carpenters Green</i> <i>8. Cleveland Gardens</i> <i>9. Forge Way Green</i> <i>10. Green, fronting Carpenters</i> <i>11. Green north of Ostlers View</i> <i>12. south of Ostlers View</i> <i>13. Maple Road Green</i> <i>14. Green at Broomfield Drive (South)</i> <i>15. Station Road Gardens</i> <i>16. Lower Station Road Recreation Ground</i> <p><i>B. Local policy for managing development on a Local Green Space should be consistent with policy for Green Belts (NPPF para 145). Proposals for built development on will not be permitted unless it can be clearly demonstrated that it is required to enhance the role and function of that Local Green Space or that very special circumstances exist, for example where it is essential to meet specific necessary utility infrastructure and no feasible alternative site is available. <u>Development proposals within the designated local green spaces will only be supported in very special circumstances.</u></i></p>	HDC agree with the Examiner’s recommendation in regards to rewording of the LGS Policy and the deletion of the one LGS in order to comply with the Basic Conditions.	No further action required. Modification to be taken forward to the final plan.

<p>At the end of paragraph 9.3 add:</p>	<p><u>Policy BILL 15 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the District Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the ‘very special circumstances’ required by the policy.</u></p>	<p>HDC agree with the Examiner’s recommendation and additional wording to provide clarity.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>Policy BILL16: Multi-value sustainable drainage systems</p>	<p><u>Policy BILL16: Multi-value sustainable drainage systems</u></p> <p><u>A. Development that is required to provide Sustainable Drainage Systems (SuDS) is expected to be provided on site, unless there are clear reasons why this is not possible. Where the development of a site requires the application of Sustainable Drainage Systems (SuDS) such systems should be delivered within the development site unless technical reasons make this approach impracticable. Such development is encouraged SuDs should demonstrate the use of a wide range of creative SuDS solutions, for example through the provision of SuDS as part of green spaces, green roofs, permeable surfaces and rain gardens. Only where it is demonstrably unviable will an absence of any on-site SuDS provision be permissible supported in such developments.</u></p> <p><u>B. SuDS provision must demonstrate Where it is practicable to do so SuDs provision should demonstrate how its design will enhance wildlife and biodiversity as well as minimise the impacts of flooding.</u></p> <p><u>C. Development proposals should be supported by a drainage scheme maintenance plan which demonstrates a schedule of activities, access points, outfalls and any biodiversity considerations. The maintenance plan should also include an indication of the adopting or maintaining authority or</u></p>	<p>HDC agrees with the Examiner’s recommendation. To comply with the Basic Conditions and provide clarity.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<i>organisation and may require inclusion within a register of drainage features.</i>		
At the end of paragraph 9.8 add:	<i><u>'Part C of Policy BILL 16 comments about the long-term maintenance of drainage facilities. Long-term maintenance strategies of this type can be delivered in a variety of ways. In some cases, they are secured either by way of a planning condition or through a S106 obligation. This degree of flexibility is anticipated by the policy'</u></i>	HDC agree with the Examiner's recommendation and additional wording to provide clarity.	No further action required. Modification to be taken forward to the final plan.
Policy BILL17: Views to St Mary's Church	<i>Policy BILL17: Views to St Mary's Church Development is expected to preserve the setting of St Mary's Church and proposals are required to consider the impact on the view to the church spire and ensure that it does not have a significantly detrimental impact. <u>Development proposals should preserve the setting of St Mary's Church, Billingshurst. In addition, development proposals should consider their potential impact on the view to the church spire and through appropriate design and layout arrangements ensure that the proposal concerned does not have an unacceptable impact on the wider appreciation and significance of the Church spire in the village.</u></i>	HDC agree with the Examiner's recommendation and re-wording to provide clarity.	No further action required. Modification to be taken forward to the final plan.
At the end of the fifth bullet point in paragraph 10.2 add:	<i>'A review of the neighbourhood plan will commence within six months of the adoption of the emerging Horsham District Local Plan.'</i>	HDC agree with the Examiner's recommendation and additional wording to provide clarity.	No further action required. Modification to be taken forward to the final plan.
At the end of paragraph 1.16 add:	<i>This matter is considered in detail in Section 10 (paragraph 10.2) of the Plan.'</i>	HDC agree with the Examiner's recommendation and additional wording to provide clarity.	No further action required. Modification to be taken forward to the final plan.
Other Actions	<i>Other Actions</i> <ul style="list-style-type: none"> • <i>On Policy Map 2 (A and B) replace 'Primary Shopping Frontages' with 'Important Shopping Frontages'</i> 		Modification to be taken forward to the final plan.

	<ul style="list-style-type: none">• <i>Policy BILL14: Residential Parking Provision Part B, insert an appropriate link to the footnote on parking standards after 'Calculator'</i>• <i>Policy BILL15: Local Green Spaces, Figure 9.1 Policies Map remove 1 Bypass Path</i>• <i>Modification of general text (where necessary) to achieve consistency with the modified policies.</i>		
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