From: Jo Booth <jo@billingshurst.gov.uk>
Sent: 26 June 2024 13:36:40 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Cc: "Mark.Baynham" <Mark.Baynham@horsham.gov.uk>; "Sam Bateman" <Sam.Bateman@horsham.gov.uk>; "John.Trollope" <John.Trollope@horsham.gov.uk>
Subject: DC/24/0684 - Jackmans Farm, Adversane Lane, Adversane
Categories: Consultations

Good afternoon,

At its Planning and Environment Committee meeting last evening, it was agreed that the Parish Council OBJECTS to this application for the following reasons:-

- **Policy 23.** The site fails to meet the requirements of Policy 23 of the HDPF. It is a speculative application on an unallocated site;
- **Prematurity.** The application is premature coming in advance of the examination of the Draft Local Plan which has allocations for a significant number of pitches throughout the Horsham District;
- **Water Neutrality.** It is wholly unacceptable that the application has not been submitted with a Water Neutrality Statement and that the agent has suggested that this be a condition of planning permission;
- **Flood Risk.** The site is in flood zone 1 and is not at risk of flooding from rivers or the sea but, as it is larger than 1 hectare, a flood risk assessment should be carried out. According to the Flood Map for Planning Service, there is a risk from surface water flooding at this site. A drainage ditch within the site has been filled in and this will certainly contribute to surface water drainage issues;
- **Drainage and Waste Disposal.** There are no mains sewers in the locality for this site to connect to. Already neighbours are experiencing ditches running with sewage which creates a serious risk to health – both of those residents on the site and the neighbouring residents;
- **Highway Issues and Sustainability of Location.** The Parish Council is aware that, although the road is subject to a 50mph speed limit, traffic frequently exceeds this. There is no safe pedestrian or cycle path in the locality and this will lead to reliance on motor vehicles for residents of the site to access services and facilities;
- **Urbanising Effect/Overdevelopment.** The scale and layout represent an urbanising form of development which will be detrimental to the rural character of the location. The number of pitches proposed will result in a significant intensification and increase in the level of activity on the site and will lead to noise and light pollution in the open countryside;
- **Proximity to Existing Gypsy and Traveller Accommodation Sites.** Billingshurst is already well served in terms of accommodation site for gypsies and travellers. Sites include the West Sussex County Council-run Adversane Caravan Park, and Kingfisher Farm and Greenfield Farm (just out of the Parish boundary). It also remains to be seen where new allocations will be situated when the Draft Local Plan is approved and adopted;
- **Compliance with Planning Policy for Traveller Sites (PPTS).** Parish Councillors are aware that this national policy sets out the approach that Local Authorities must take when considering applications of this nature. The DCLG Planning Policy for Traveller Sites is clear

that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective. This proposal should be weighed against recommendations in these policy documents, as well as the Designing Gypsy and Traveller Sites Good Practice Guide;

- **Contamination of Land.** The land is known to be contaminated and should be investigated fully. Environmental Health have already flagged concerns about the potential for contamination of the proposed underground water harvesting tanks. A pre-commencement condition. as proposed, should not be acceptable.

In accordance with the Statement of Community Involvement (Sept 2020), the Parish Council would like this application to be determined by members of Planning Committee (South) should the Officer's recommendation be to grant planning permission.

Regards,

Jo Booth
For Billingshurst Parish Council

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