



To All Councillors,

You are summoned to a meeting of Billingshurst Parish Council on **Wednesday 2 March 2022 at 6.45pm** at the Billingshurst Centre.

Members of the public are welcome to attend this meeting and speak for a maximum of three minutes about an item on the agenda for this meeting during the Public Session at the discretion of the Chairman.

  
G.C. Burt  
Clerk to the Council

23 February 2022

### A G E N D A

1. Chairman's Announcements.
2. Apologies for Absence.
3. To Receive Declarations of Interest and consider any requests for a dispensation.  
*Adjournment for*
4. Presentation by Robert Laird, Associate Director SP Broadway for Hallam Land Management reference development to southwest Billingshurst - Appendix A; extract of a Site Assessment report published by HDC in February 2020 - Appendix B.
5. Public Session (Members of the Public may speak for up to 3 minutes at the discretion of the Chairman).
6. Reports from:
  - a. County Councillor
  - b. District Councillors
  - c. Council Representatives on Outside Bodies.*Resume Meeting*
7. Approval of the Minutes of the Meeting held on 5 January 2021. (Previously sent)
8. Matters Arising – that are not separate agenda items
9. To consider draft response to *Futureproofing our water supplies – WRSE's emerging regional plan consultation* - Appendix C.
10. To consider **RECOMMENDATION** from the F&GP Committee of 26 January 2022 that the Council's Corporate Risk Assessment be approved. (Minute 11/22 refers). [On website under Council Documents.]
11. To receive Minutes as approved by the following Committees:

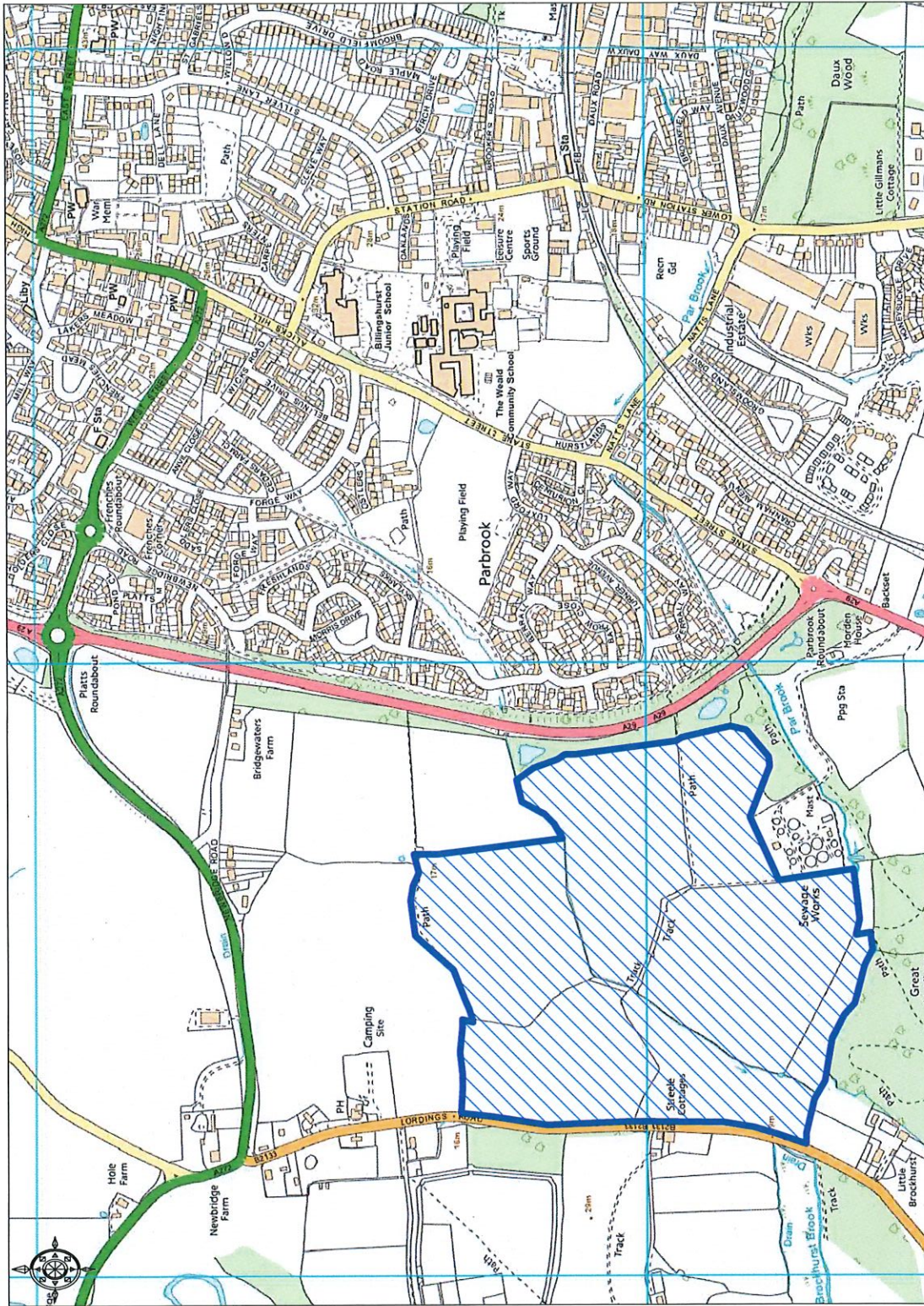
- a) Planning & Environment      2 December 2021 and 13 January 2022
  - b) F&GP                              15 December 2021 and 26 January 2022
  - c) Property                            17 November 2021
- (all previously circulated / on website.)

- 12. To review appointments to committees etc.– Appendix D.
- 13. Neighbourhood Wardens - to receive Wardens' Reports for December 2021, January and February 2022 – previously circulated / on website.
- 14. To receive a verbal update from the Platinum Jubilee Working Party.
- 15. To receive a verbal report on the recent public consultation on traffic calming proposals.
- 16. To note date of Annual Parish Meeting of Electors – **Wed 13<sup>th</sup> April 7pm**
- 17. Any other matters for information only.
- 18. Date of Next Meeting – 4 May 2022

**Members of the public should be aware that being present at a meeting of the Council or one of its Committees or Sub-Committees will be deemed as the person having given consent to being recorded (photograph, film or audio recording) at the meeting, by any person present.**

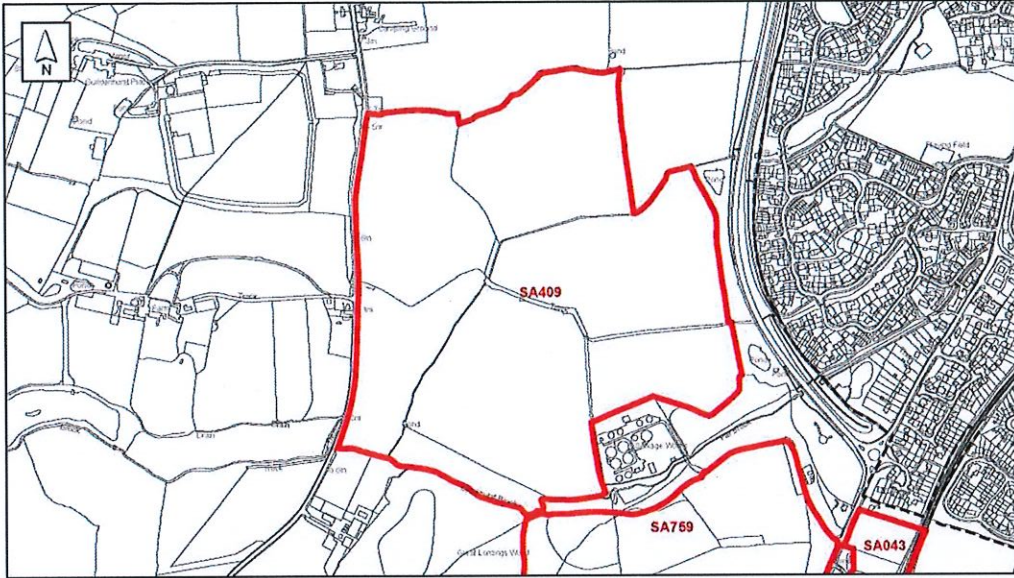


Land to the west of A29, Billingshurst



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<b>Site Name:</b> Land East of Lordings Road Billingshurst		<b>SHELAA Ref number:</b> SA409	
<b>Site Map:</b>			
			
<b>Horsham District Council</b> Parkside, Chart Wile, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		<b>Billingshurst</b>	
Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020) Ordnance Survey Licence 100023865		Reference No : Drawing No :	Date : 27/01/2020 Checked : Scale : 1: 6,000 at A4 Revisions :
<b>Parish:</b> Billingshurst			
<b>Site Area:</b> 36.4 hectares			
<b>Site Location:</b> The site lies within the countryside West of Billingshurst. It is divided from the Built up Area Boundary of Billingshurst by the A29 and a narrow field strip. Much of the southern boundary adjoins Ancient Woodland, it also wraps around a sewage works. It lies adjacent land also promoted for development (SA744 and SA642), but has not been promoted as part of the wider strategic development west of Billingshurst.			
<b>Site Description:</b> It is rural in nature, comprising of agricultural fields, which are bound by hedgerows and gently slope down towards the south. Public Rights of way cross the site. A watercourse within hedgerow runs through the site and to the south.			
<b>Site Access:</b> The site is accessed via farm gates on Lordings Road (B2133).			
<b>Proximity to services and facilities:</b> The site lies west of the urban boundary of Billingshurst which is classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The site is not easily accessible to these services as there would be a requirement to cross the busy A29 bypass. Without further upgrades or new facilities, development of this scale is likely to increase pressure on existing facilities within the village.			



**Environmental Considerations:**

**Landscape:** The site does not lie within or near a protected landscape. The site comprises grazing land which is largely bounded by hedgerows. It slopes gently down from north to south. The site is however very rural in character and the presence of the A29 limits the relationship of this landscape with the existing built form. Development in this location would therefore have a significant impact on the landscape.

**Biodiversity:** The site is not designated as important for nature conservation, however, the site does lie within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. An Ancient Woodland, Great Lordings Wood, adjoins the southern boundary of the site. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required.

**Archaeology/Heritage:** The site does not contain or lie within the immediate setting of any designated heritage assets.

**Environmental Quality:** The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site may be prone to odours from the sewage works to the south and some traffic noise but is in general considered to be tranquil.

**Flooding:** The majority of the site does not lie within an area identified as at risk of flooding (Flood zone 1). However there is a watercourse running through the site and along the southern boundary and strips of land either side is at risk of flooding (Flood Zones 2 and 3).

**Combined RAG Rating:** Very Negative Impacts (unlikely to be mitigated)

**Site Assessment Conclusion:** The site lies within the countryside west of, and divided by the A29 and a narrow field strip from, the built up area boundary of Billingshurst which is defined as a Large Village / Small Town, having a good range of services and facilities. It is rural in nature, comprising of agricultural fields which gently slope down towards the south. The site lies within the Bat Sustenance Zone which means feeding habitats for bats need to be retained and has public rights of way running through the site. The southern part and a diagonal strip of the site lies within Flood Zones 2 & 3. Much of the southern boundary adjoins Ancient Woodland, it also wraps around a sewage works.

The site is promoted for c.540 dwellings with a primary school, local centre and open space. The potential of this site for development is considered to be hindered by its separation from the village of Billingshurst by the A29, notwithstanding the public rights of way from the north, middle and south of the site to the village. The site has not been presented as a unified scheme together with other proposals for strategic development in this area, limiting the deliverability of a site. An understanding of the community facilities that could come forward to support new development is also unclear as a result.

## Draft Response to the WRSE Regional Plan Consultation on Future Water Supplies

Dear Sirs,

thank you for consulting Billingshurst Parish Council on the draft Regional Plan.

Parish Councillors have had an opportunity to review the plan and, although members do not have any appropriate technical knowledge, I (GB) have been instructed to submit the following comments:-

- whilst appreciating that 6 water companies are attempting to work together, is this really likely to allow the swiftest and most co-ordinated response to a whole South East issue?
- there is no mention of mandating grey water systems which are now commonplace abroad. Given the Government's drive to increase housebuilding in the South East, developers may come up with what they might consider to be "innovative solutions" to continue expansion, such as underground tanks beneath new builds to store water run-off. However, there is a likelihood that the current situation will continue, whereby run-off and waste water is channelled into ditches, streams and water courses where the cumulative effects are not examined.
- The proposed solutions seem to focus on providing more water and not on how to encourage the use of less water. The continued development of housing and infrastructure will only increase the pressures on supply in this region – rather than working on solutions to provide ever more water, perhaps addressing the amount of development might go some way to alleviate demand issues;
- the plan to fix leaks is far too ambitious given the proposed timeframe. Water companies have had decades in which to upgrade/replace failing Victorian drainage and the proposed level of expenditure does not appear feasible when recruitment and training of staff will be essential. The South has high employment rates and, with very little unemployment in the area, recruitment may be difficult;
- the proposed new reservoir is a positive suggestion but is it likely that this will be full in time given the aggressive timeline?
- the proposed desalination plant in Shoreham-by-Sea is unlikely to deliver significant water purification but is a reasonable suggestion;

- taking into account the concerns raised by Natural England time is critical and allowing development to recommence should be avoided until there is significant evidence that water retention is proved.

We note that this is an emerging plan and that the comments received from this consultation will inform the draft best value regional plan. The Parish Council would appreciate the opportunity to be involved in your further consultation once the draft is available.

Yours sincerely,

G C Burt  
Clerk to the Council

BILLINGSHURST PARISH COUNCIL	
COMMITTEES, WORKING PARTIES AND REPRESENTATIVES ON OUTSIDE BODIES	
2021-22	
(The Council has set the max. membership for Committees to 10 members.)	
<b>COMMITTEES</b>	
Planning & Environment	EB, GC, <b>DH</b> , JM, CBP, SW, <b>DW</b>
Property	<b>GA</b> , BB, PB, <b>SD</b> , DH, RM, CG
Finance & General Purposes	GA, BB, EB, PB, DH, RM, <b>KP</b> , <b>CG</b> , PD
Working Practices	PB, DH, RM, <b>DW</b> , SW, <b>CG</b>
Billingshurst Centre	GA, <b>KP</b> , <b>SW</b> , SD, CG, PB
Complaints (5 members Max)	PB, SD, RM
Complaints Chairman	<b>SD</b>
<b>WORKING PARTIES</b>	
Neighbourhood Plan	GA, SD
Emergency Planning	GA, EB, SD
Internal Audit	GA, DH, RM, PD
Youth Liaison	RM, SW, CG
Jubilee Skatepark WP	BB, PB, DH, CG
Traffic Calming	PB

**Bold** indicates Chairman/Vice Chairman

REPRESENTATIVES ON OUTSIDE BODIES	
Allotments Society	EB
B'hurst Sports & Recn. Assn. (BSRA)	CG
Friends of Station Road Gardens x1	BB, SD
HALC (H'ham Assn Local Ccls)	GA + SD
N'hood Warden Steering Group x2	GA, SD, PB, Clerk
Public Art Steering Group	Clerk
SPD Working Group	SD + Clerk
Trustee of Adversane Hall x1	SD
Trustee of Dauxwood Pre-School x1	SD
West Sussex Association Local Councils (WSALC) AGM x2	SD, GA
Youth Council	
B'hurst Flood Action Group	

Updated 05/01/2022