

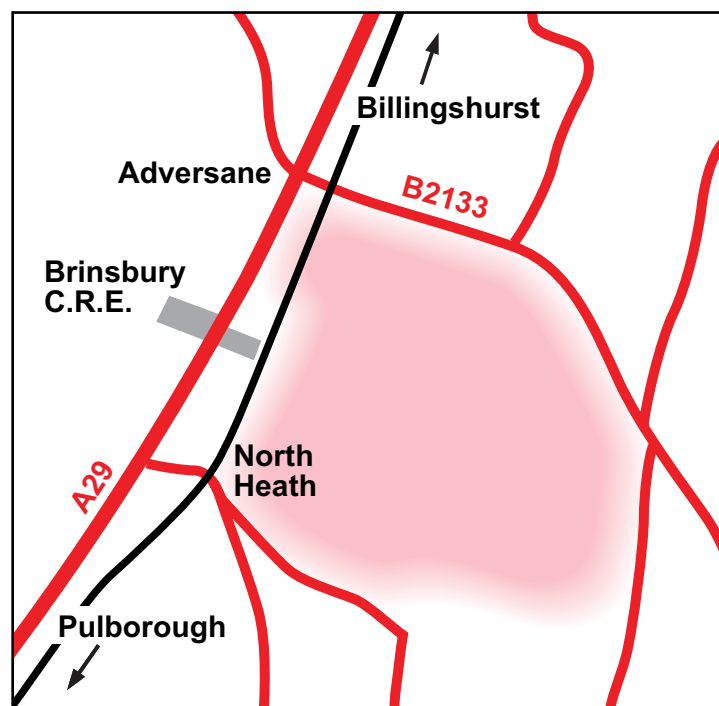


HORSHAM DISTRICT LOCAL DEVELOPMENT FRAMEWORK TO 2026

Leading change in partnership to 2026 and beyond
Core Strategy Review Consultation Document

Key Delivery Stakeholder Position Statement

Strategic Site Option 8: Adversane / North Heath



September 2009



**Appraisal of Potential Strategic Development Site Option 8: North Heath/Adversane
Key Delivery Stakeholder Position Statement
Background Document to the Core Strategy Review Consultation Document**

1 Key Delivery Stakeholder Position Statement

- 1.1 The Horsham District Core Strategy sets out a framework for planning the future of the District, including how the District Council intends to meet the Governments requirements for development. The existing Core Strategy covers the period to 2018, but the Council now needs to review the Core Strategy and look even further ahead in light of the South East Plan being approved.
- 1.2 The first stage of the review process is the consultation document 'Leading Change in Partnership to 2026 and Beyond', which sets out some of the key issues in planning the future of the District and options for how they can be addressed and how the Council's development requirements can be met. A number of potential strategic development sites are identified and this Key Stakeholder Position Statement Background Document sets out information on one of those sites.
- 1.3 This Key Stakeholder Position Statement Background Document has been prepared to inform the Core Strategy Review Consultation Document and to share the information the Council has received on the potential strategic development sites. The Position Statements are the outcome of the consultation work and discussions undertaken to date by the Council with key delivery stakeholders.
- 1.4 This Background Document forms part of the evidence base that informs the consultation on the Core Strategy Review Consultation Document 'Leading change in partnership to 2026 and beyond'.



**Appraisal of Potential Strategic Development Site Option 9: Pulborough Expansion
Background Document to the Core Strategy Review Consultation Document**

EDF

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
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Having reviewed previous correspondence and representations to the Council by EDF, records indicate that EDF has not previously made comments on this general area. Dialogue between the Council and EDF is ongoing to establish the key issues relating to this aspect of the site.

Gatwick Airport Ltd

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
CSR Position Statement			

The only concern GAL would have with the potential strategic development sites is with regard to proposed wind turbines. If turbines are proposed early consultation is required as turbines have the ability to impact of the safe operation of aircraft through interference with aviation radar. Any proposal that incorporates wind turbines must be assessed in more detail to determine the potential impacts on aviation interests. This is explained further in Advice Note 7 'Wind Turbines & Aviation'.

Highways Agency

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
CSR Position Statement	-	Peter Minshull	30/04/09

While the HA have not provided statements on the potential development sites they are concerned over the cumulative impact of all development within Horsham DC on the trunk road particularly given the large size of proposed and potential development sites close to the trunk road. If it is determined that the development at the sites has a material impact on the trunk road then the HA would expect the developer to make a proportionate contribution to any improvements to the trunk road. Irrespective of any material impact that may be identified the HA would, in line with Government policy, look for significant sustainable travel initiatives with each of these developments that could also address the level of car-based travel from existing development.

Metrobus

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
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Having reviewed previous correspondence and representations to the Council by Metrobus, records indicate that Metrobus has not previously made comments on this general area. Dialogue between the Council and Metrobus is ongoing to establish the key issues relating to this aspect of the site.

Network Rail

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
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Having reviewed previous correspondence and representations to the Council by Network Rail, records indicate that Network Rail has not previously made comments on this general area. Dialogue between the Council and Network Rail is ongoing to establish the key issues relating to this aspect of the site.

Scotia Gas

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
CSR Position Statement	-	David Munro	01/06/09

SGN advises that in general they can provide gas to any location that is required, be it through reinforcing an existing network or creating a new network by extending medium/intermediate pressure tiers.

Specific sites have to be assessed individually through SGN connections process to determine who bears the cost of reinforcement. Each project is analysed and costed on an individual basis, and each of them can have all sorts of different connotations (such as reinforcement, both chargeable and non-chargeable) that will be dependant on the scale and location of the project / site. Have a look at www.scotiagasnetworks.co.uk, in particular the sections of "Customer" and "Gas Connections". That should give a bit more information of the types of services that SGN provide.

If the information is captured in the local plan or LDF, SGN can incorporate that into our strategic design. SGN can then plan reinforcements etc that are required so that if the sites do become live through the connections process SGN have a contingency in place to deal with any capacity issues.

Southern Water

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
CSR Position Statement		Chris Kneale	07/04/09

Southern Water supplies water and wastewater services to this area.

Southern Water advises that the Pulborough WWTW has the ability to provide for up to 500 additional dwellings; subject to the extension of the existing treatment capacity and that the Billingshurst WWTW has the ability to provide for up to 400 additional dwellings, subject to the extension of the existing treatment capacity. Development of 1,750 dwellings in this location would require consent from the Environment Agency for a 60% increase in the volume of effluent discharged.

Thames Water

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
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This site is outside of the Thames Water catchment area.

WSCC

Education (Children and Young People's Services)

The development of 4,000 homes in this location would not be a sufficient size to support the provision of a new secondary school. Therefore the development would be relying on the existing schools in Pulborough and Billingshurst. The secondary pupil provision could meet an increase of 300-400 new dwellings in the Pulborough location. In the Billingshurst catchment



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area the capability of The Weald School to expand on its current site is severely limited and the need for new pupil places, given that the school is currently at capacity and trends indicate that this will continue, will have to be met elsewhere.

However, at present much of this is at best draft strategic approach and would need to be considered in the context of a wider Places Strategy and the necessary consultation with schools and their partners.

Library Service

As far as future library provision is concerned the general approach is that any new large scale community that has a distinctive community focus such as a community centre should have library provision as part of that community building rather than stand alone buildings. As regards further information on library provision it would be necessary to see the nature of the community and then plan accordingly.

Wastes Management Services

The potential location is within the catchment of the Household Waste Recycling Site (HWRS) at Billingshurst. At this time the Billingshurst HWRS would have the capacity to cope with additional development, although this would need to be kept under review.

Highways and Transport

All of the following major development proposals would have to be subject to comprehensive Transport Assessments in accordance with national guidance provided by PPG13, the DfT/DCLG (March 2007) Guidelines for Transport Assessment and the West Sussex County Council Transport Methodology June 2007. Extensive transport modelling work or financial contributions to access existing transport models is also likely to be required.

English Heritage

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
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Having reviewed previous correspondence and representations to the Council by English Heritage, records indicate that English Heritage have not previously made comments on this general area. Dialogue between the Council and English Heritage is ongoing to establish the key issues relating to this aspect of the site.

Environment Agency

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
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A 'formal' Position Statement is being produced by the EA, but in the meantime they have provided the following general information regarding the development sites.

Biodiversity

Previous environmental work that has been undertaken at the site has shown that mature hedgerow networks and groups of trees present at the site, particularly at Beeding's Copse and Steepwood Copse, are likely to be species rich. The mature hedgerow networks which link with groups of trees are also considered important wildlife corridors in the area, but it is not considered that this site is part of a prime biodiverse area. There is however potential for habitat restoration or enhancement. There are no habitats of protected species present at the site although it has the potential to accommodate barn owls, bats and badgers.



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Ground Water / Quality

There is volumetric capacity available at the Pulborough WWTW under the terms of the current consent. Under the draft River Basin Management Plan the waterbody has not yet been fully assessed, however water sampling shows that there are likely to be issues relating to phosphate and ammonia if the draft limits of the Water Framework Directive are retained. Further work will be done by the Agency to fully assess the waterbody. Major development would probably require the works to be upgraded to meet tighter consent limits. Modelling will be required by the Agency to ensure that the tighter consent limits required to protect the environment can be achieved with current technology. If not then growth may be restricted by environmental capacity in the River Stour.

Natural England

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
CSR Position Statement	-	Sue Beale	15/04/09

Natural England has recently issued advice on ancient woodland which aims to help local authorities meet these obligations and assist in the assessment of the possible effects of development. Beeding Copse is a designated ancient woodland present at the site. It is noted through the planning system that there is an obligation to protect ancient woodland from damage or loss by development.

It is also likely that some of the potential areas may have protected species issues; guidance on these is available within the standing advice at http://www.naturalengland.org.uk/regions/south_east/ourwork/standingadvice/default.aspx

SE Coast Strategic Health Authority

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
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Having reviewed previous correspondence and representations to the Council by the SE Coast Strategic Health Authority, records indicate that the SE Coast Strategic Health Authority has not previously made comments on this general area. Dialogue between the Council and the SE Coast Strategic Health Authority is ongoing to establish the key issues relating to this aspect of the site.

Surrey & Sussex Healthcare NHS Trust

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
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Having reviewed previous correspondence and representations to the Council by SE Coast Strategic Health Authority, records indicate that SE Coast Strategic Health Authority has not previously made comments on this general area. Dialogue between the Council and SE Coast Strategic Health Authority is ongoing to establish the key issues relating to this aspect of the site.

Sussex Police

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
CSR Position Statement	-	CI Steve Biglands	01/06/09



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The growth that is suggested is of sufficient magnitude for it to have an effect on the policing requirement of the District. In order to minimise this, can Sussex Police be involved at all stages of the process so that the potential impact can be mitigated and planned for.

West Sussex Primary Care Trust (WS PCT)

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
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Having reviewed previous correspondence and representations to the Council by the WS PCT, records indicate that the WS PCT has not previously made comments on this general area. Dialogue between the Council and the WS PCT is ongoing to establish the key issues relating to this aspect of the site.