

Comments for Planning Application 21/00466/OUT

Application Summary

Application Number: 21/00466/OUT

Address: Land West Of Cornwood Townfield Kirdford West Sussex

Proposal: Outline Application (with all matter reserved except Access) for the development of up to 70 new homes, of which 30% would be affordable, new community sporting facility, new vehicular access and associated parking and landscaping.

Case Officer: Andrew Robbins

Customer Details

Name: Mrs L Davies, Clerk, Wisborough Green Parish Council

Address: PO Box 255, Wisborough Green, BILLINGSHURST RH14 0WT

Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Wisborough Green Parish Council objects to this application.

The proposed development of 70 homes on Townfield is not only an undesirable imposition on Kirdford but also a clear demonstration of a failure of planning policy and its implementation.

That the village of Kirdford has been allocated 70 homes demonstrates this failure of policy. Within the vicinity of Kirdford, and indeed Wisborough Green, are plans for:

- Adversane (approximately 3.5 miles by road from WG village centre, 6 miles from Kirdford village centre): Horsham District Council is considering a strategic site of 150 hectares, being promoted for 2,000 dwellings to 2036 (and with potential for up to 4,000).

- Billingshurst (approximately 2.2 miles by road from WG village centre to Billingshurst Settlement Boundary and 4.7 miles from Kirdford village centre) Between 2001 and 2011, the population of Billingshurst grew by 26%. Since 2011, a further 1250 dwellings have been completed. Horsham District Council is also considering strategic sites both east and west of Billingshurst, in total being 190 hectares and being promoted for up to 2950 dwellings. If development were permitted on the west side of Billingshurst, this would take development almost to the Wisborough Green Parish boundary, being about 1.5 miles by road from WG village centre.

- Dunsfold (approximately 7 miles by road from WG village centre or 8 miles from Kirdford village centre): Planning permission granted for 1,800 dwellings but with potential for expansion to 2,600.

These substantial developments are accompanied by a requisite build-up of infrastructure: schools, medical, water supply, drainage, etc. In Kirdford there is no provision for, for instance, new drainage, new water supplies, new access roads and additional school places, just a presumption that the, already creaking, infrastructure will suffice.

How does this failure manifest itself?

- Strained infrastructure: crowded inadequate roads, lack of places in schools meaning excessive travel for children, stretched medical facilities, long trips to shops in cars.

- Higher house prices; when building land is in short supply, as it inevitably is in desirable Sussex villages, prices for new homes will reflect this as will the level of developer profit. 'Affordable' homes on, for instance, a shared ownership basis, are not actually affordable in real terms; high prices prevent the young, with family connections to the village, moving into their own homes.

- The 'character' of the village, the very essence of village life, will be immutably changed. Kirdford has already seen significant growth in recent years with developments at New Barn and Bramley Close. The Neighbourhood Plan allocated 60 dwellings, of which 54 are in the early build stage. Add to this a further 70, and it would see the village settlement area (currently 226 houses) increase by 55%. This is totally unsustainable and, with the average UK household having 1.2 cars, would add a further 151 cars to the local roads.

What causes these failures?

- A wholesale failure to take a holistic approach to planning, with inadequate co-ordination between planning authorities across district and county boundaries.

- Failure to fully incorporate local, parish level, needs, opinions and planning.