

**Hallam Land
Management**

Hallam Land Management: South East Region

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Subject to Contract

Our Ref: CR/HLM/BILLINGSHURST

Date: 11th August 2020

Neighbourhood Planning Officer
Horsham Council, Parkside
Chart Way
North Street
Horsham
RH12 1RL

Dear Sir/Madam,

RE: Billingshurst Neighbourhood Development Plan Regulation 16 Consultation

We write this representation in respect of the Billingshurst Neighbourhood Development Plan Regulation 16 Consultation Draft, which is currently subject to public consultation until the 12th August 2020.

Hallam Land Management (HLM) have an interest in the land to the west of Billingshurst (see Vision Document attached), which we are promoting for between 450-550 dwellings and associated public open space and uses.

Our comments reflect our previous representation, which we submitted during the Regulation 14 consultation. To summarise the representations below, HLM support the general approach that the Billingshurst Neighbourhood Plan (BNP) has taken, however there are a few key points, in particular the key movement routes which run west out of Billingshurst into the wider countryside, which we believe the plan should take into consideration.

We would welcome the opportunity to meet with the Parish to present our vision and ideas for development to the west of Billingshurst and would welcome any initial thoughts on our proposal, given that the Parish will be working alongside Horsham District Council (HDC) throughout the emerging Local Plan process.

Policy BILL4 (Provision of Leisure and Recreation Facilities)

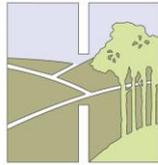
HLM welcomes the addition of this policy into the BNP, particularly as we've assessed how our proposed site could address this point. As part of our site and context research, we have carried out an analysis of the existing accessible green spaces within Billingshurst. We have identified that there is an opportunity to provide multi-functional green space of a sub - regional quality and proportion, to include car parking and a children's play area with quality play equipment.

As a result, HLM are committed to delivering a new country park as part of the proposed scheme, to the south of the site, which will provide facilities for future residents of the development and existing residents of Billingshurst.

Policy BILL12 (Protection and Enhancement of Key Movement Routes)

HLM agree with Section 8 and what Policy BILL12 is seeking to achieve, we recognise the importance of linking new development up with the existing urban area, particularly encouraging non-car modes of transport to access facilities.

We have undertaken an assessment of connectivity and existing key routes and movements of locals around Billingshurst. In addition to those identified on Figure 8.1 (Key Movement



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Routes), there is a very well-used footpath network which crosses the A29, in particular the footpath F.P.1313, which we've highlighted within our vision document. We believe that this is a key movement of residents within Billingshurst, and one which should be identified as a Key Movement route within the Neighbourhood Plan.

Our ambition is to create a well-connected urban environment, with accessible routes to open space, homes and transport networks. At the present time the A29 acts as a barrier to the pedestrian and cycle movement from Billingshurst to the wider countryside and to the South Downs National Park and Wey South footpath further to the west. The proposed connections across the A29 will open up movements both eastwards into Billingshurst and westward over Lording's Rd and into the wider countryside.

The location of facilities for ease of access is vital. The coming together' of facilities with key movement routes and open space will be carefully designed to ensure that all three maximise opportunities for existing and future community interaction and cohesion. A new crossing over the A29 is proposed to ensure pedestrian and cycling connectivity between the new development and Billingshurst is safe and available to all.

Section 9 (Environment)

HLM agrees with this section and understand the importance of having enough Local Green Space throughout Billingshurst.

Our proposed scheme has been development within robust Green Infrastructure, which is well connected and multifunctional, meeting the current deficiencies within the area, which we've identified. The green space within the site is configured to offer an attractive setting with distinctive character areas, whilst also accommodating recreation, efficient circulation, opportunities for rich habitats, natural drainage systems and effective planting.

Summary

We support the approach taken by the Parish Council who have sought to positively prepare a Neighbourhood Plan. However, we would appreciate it if the Plan could take into account the existing east to west key movement corridors across the A29 and over Lording's Rd.

We trust that the above will assist the Parish, we would be pleased to provide further information in relation to the Site if required. If you have any questions or require any information, please do not hesitate to contact us.

Yours sincerely
for **HALLAM LAND MANAGEMENT LIMITED**

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CC: Greg Burt – Billingshurst Parish Clerk