



Horsham
District
Council

Better Billingshurst Community Fund and Investment Programme

Background Report



December 2025
(updated for publication in March 2026)

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Introduction

Horsham District Council has set out our shared vision for Horsham District in its Council Plan 2023-2027¹ which identifies four important themes for delivering the Council's vision. One of these themes is *Building a Thriving Local Economy* and details a series of priorities for delivering the Council Plan vision, one of which is to *pursue public realm improvements in our towns and villages*.

Whilst development in Billingshurst Parish has been properly mitigated through the usual planning processes and planning obligations have been fully met, the Council recognises that the delivery of some infrastructure on the ground has not kept pace with built development in recent years. Billingshurst has experienced the greatest number of new dwellings being built in one settlement in the District since 2001 (outside of the main town of Horsham) and although other large villages, such as Broadbridge Heath and Southwater have also experienced high housing delivery, Billingshurst has not benefitted from the range of new facilities that these settlements have seen. This makes Billingshurst unique and as part of its commitment to build a thriving local economy and pursue public realm improvements in the District's towns and villages, the Council has agreed to establish an infrastructure development fund for Billingshurst as part of the Council's 2025/26 Budget and Medium-Term Financial Strategy.

The monies from this fund are proposed to be combined with some of the developer contributions (planning obligations known as Section 106 contributions) to create a total investment of around **£2.5million** in the facilities and services in Billingshurst. It is anticipated that the additional funding established by the Council will help deliver improvements to the public realm and community facilities in Billingshurst at a faster pace than relying on improvements solely funded by planning obligations. This is because additional Council funding can be used to bridge any shortfalls in identified Section 106 funding (where appropriate).

To support investment in Billingshurst's public realm and its community facilities, the Council has been working with a range of partners and community organisations to understand where there are existing infrastructure deficits and where improvements could be delivered by the Council. Drawing on existing local and neighbourhood planning evidence, plus other Council evidence, this report shares the findings from this work and the engagement that has been undertaken to inform a range of potential improvements. The feasibility of the potential improvement projects is presented along with indicative costs and is designed to inform the decision-making around which infrastructure improvements are to be taken forward by the Council and its partners in the Better Billingshurst Programme.

The report is based on the Council's evidence base. It also includes evidence from other key organisations such as Billingshurst Parish Council and West Sussex County Council and incorporates feedback from community organisations and parents, carers and students from the local Billingshurst schools. This evidence contained within this document therefore incorporates the best available information at the time of research and is subject to change.

This report is presented in three distinct parts. Part 1 of the report presents the background to the Programme and the local planning and infrastructure context. It sets out the work that has been undertaken to date and how the Council has conducted early-stage engagement with key stakeholders and community representatives to develop a shortlist of potential infrastructure projects. Part 1 of the report also details how the fund will be managed and the process for deciding how the funds will be spent, the interaction with other funding sources, such as Section 106 contributions, along with other technical and regulatory considerations that the Council must consider.

Part 2 of the report presents the potential improvement projects that have been developed through this research and engagement with the community and its representatives. This part of the report details the existing infrastructure provision in Billingshurst Parish, identifying any deficits and where improvements can be made. It will draw on the early-stage feedback received from key stakeholders and community organisations and details how the proposed improvement projects would benefit the local community. Also provided are estimated costs for delivery of each of the projects, along with an assessment of each project's

¹ [Horsham District Council Plan 2023-2027](#)

feasibility capturing key information in relation to site or land requirements, including planning requirements and other considerations such as timescales for delivery, potential revenue implications or any other constraints that may affect delivery.

Finally, Part 3 of the report contains the appendices which include a summary of the consultation feedback as a result of the engagement with local community organisations and the school communities in Billingshurst, the schedule of potential infrastructure projects for investment plus other supporting information.



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Part 1: Programme Background

Location and Context

The Parish of Billingshurst

The civil parish of Billingshurst contains the main village of Billingshurst, plus a number of hamlets including Adversane, Coneyhurst, Five Oaks and Newbridge and the village acts as a hub for other smaller settlements outside of the Parish. The village lies on the A29 (Stane Street) which is a Roman route connecting Chichester to London. The A29 intersects with the busy A272 route which runs parallel to the A27 along the south coast.

Billingshurst is approximately six miles south-west of Horsham town and is well-located with easy access to the South Downs National Park to the south-west, the coast to the south, with its range of vibrant cities and towns including Brighton, Chichester and Worthing. Crawley and Gatwick Airport are located approximately 12 miles to the north-east and all locations are easily accessed via road and rail from Billingshurst village centre.

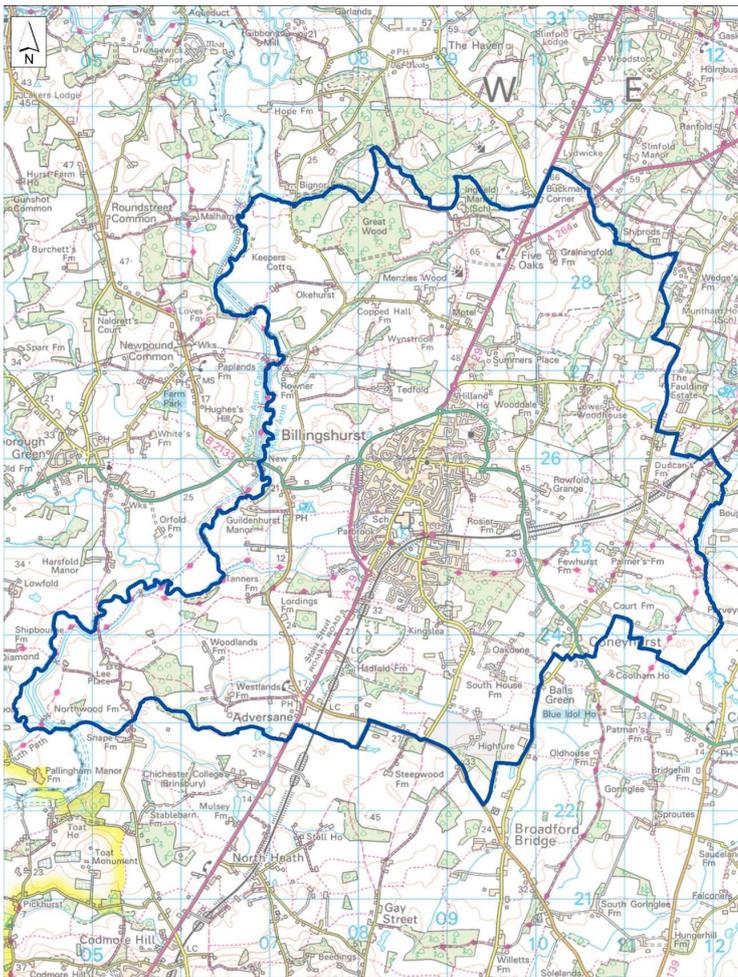


Figure 1.1: Map of Billingshurst Parish.
Source: Crown copyright and database rights Ordnance Survey 2024

Billingshurst village has a good range of services and facilities, including a GP surgery and the well-regarded education facilities of Billingshurst Primary Academy and the Weald Community School and Sixth Form. There is a good level of local employment provision and sustainable transport options, including access to Billingshurst railway station which is located to the south-east of the village. The Parish is historic with central parts of Billingshurst and Adversane villages designated as Conservation Areas.

Recent development has also introduced a more modern character to the local area with new housing development, particularly to the north and east of Billingshurst village and the new trade and business park which is situated to the east of Stane Street as the main built-up area of the village is entered from the north.



Figure 1.2: New residential development east of Billingshurst



Figure 1.3: Billingshurst Trade and Business Park

Billingshurst village itself acts as a hub to a number of smaller settlements in the Parish, such as Five Oaks, Coneyhurst and Adversane. It also serves settlements outside of Horsham District such as Wisborough Green, Kirdford and Loxwood.

There are a wide range of clubs and societies supported by an active Community Partnership. Billingshurst also benefits from a library and a range of sports and recreation facilities that can be found in the village at the leisure centre and at Jubilee Fields which lies to the north-west of the village.



Figure 1.4: View north east on Stane Street, Five Oaks



Figure 1.5: Billingshurst Leisure Centre

Local and Neighbourhood Planning Context

Local Planning Context

Horsham District has a distinctive settlement pattern with Horsham town being the District's main settlement, surrounded by a network of smaller towns and villages and the rural countryside. In recent years, the pattern of growth has been supported by planning policies in the current Local Plan, the Horsham District Planning Framework (HDPF)². This approach sets out a development hierarchy which identifies the settlements most able to support growth. Whilst Horsham town is identified as the largest settlement for growth, and priority for locating new homes, other smaller towns / larger villages, such as Billingshurst and

² [Horsham District Planning Framework \(2015\)](#)

Southwater, have also been identified as capable of accommodating new homes and are experiencing development in line with this approach to planned growth.

Billingshurst Parish has experienced and continues to experience significant development, including the phased strategic development to the east of Billingshurst (which was granted planning permission on appeal) plus areas to the south of the village, which have been subject to strategic allocations in the HDPF.

The recent Census 2021 data from the Office for National Statistics (ONS) reflects this growth, identifying the population of Billingshurst to be around 10,600 people. This has grown by 29% since the previous Census in 2011. Between 2001 and 2011 the Parish had already experienced a substantial growth in population of 26%.

In response to the work the Council has undertaken to prepare for a new local plan, further strategic-scale development to both the east and west of Billingshurst is being promoted to the Council and it is expected that Billingshurst will continue to experience growth in line with its smaller town / larger village development hierarchy status. Whilst new development will need to provide sufficient community facilities, services and infrastructure to mitigate its impact, new development will also need to be mindful of any existing deficits and consider whether there are opportunities for the existing community to benefit from any new provision. It is considered that this document could provide a useful evidence base to support any further development in the Parish.

Neighbourhood Planning Context

Neighbourhood Planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth in their local area. The entirety of Billingshurst Parish was designated as a Neighbourhood Plan Area in December 2015 and after some considerable work by Billingshurst Parish Council and its partners, The Billingshurst Parish Neighbourhood Plan 2019-2031³ was 'made' in June 2021.

As a made neighbourhood plan, the Billingshurst Parish Neighbourhood Plan now forms part of the Development Plan for the Parish to 2031 and guides development. The process of developing the Plan sought to involve the community as widely as possible and captured the views of residents, business and community groups in the local area.

The work undertaken to engage the local community is important to the Better Billingshurst Programme because detailed work was undertaken by the Parish and its partners to understand the infrastructure needs and aspirations of the local community.

Section 6: Community Assets and Infrastructure highlights the importance of appropriate provision of community infrastructure given the levels of growth expected over the plan period. This section of the Plan details where the existing infrastructure experienced deficits or where there are aspirations for new facilities. These details from the Neighbourhood Plan are summarised below:

- Improvements to the existing pitches at Jubilee Fields
- Provision of a new 4G pitch
- Replacement of the sports hall at the Weald School in the next 20 years
- Modernisation of the pavilion at Jubilee Fields
- Deficiencies in the supply and quality of play areas with requirements to:
- Enhance the quality of play facilities
- Identify and develop more opportunities for 'natural play'; and
- Ensure that local greenspaces provide high value play opportunities.
- The provision of additional and improved youth facilities

³ [Billingshurst Parish Neighbourhood Plan 2019-2031](#)

- The provision of new facilities or improvements to existing facilities – including the Sports Hall at Billingshurst Leisure Centre
- Provision of a new burial ground within the Parish

Engagement on the development of the Neighbourhood Plan also identified concerns from the community in relation to the provision of sufficient health and education services given the growth taking place in and around Billingshurst. The need for a community hub was also cited on numerous occasions.

This infrastructure feedback from the community that the Neighbourhood Plan working group gathered has provided a really important starting point for the potential improvements the Better Billingshurst Programme can deliver and has fed into developing the list of potential infrastructure projects presented in this report.

Other Supporting Planning Documents

There are a number of important background planning documents that have been prepared by the Council with a specific focus on the Parish of Billingshurst. These are as follows:

- Billingshurst Conservation Area Appraisal and Management Plan (2018)
- Billingshurst Village Centre Supplementary Planning Document (SPD) (2017)
- Jengers Mead & Billingshurst Retail Offer (2012)
- Design Statement for the Parish of Billingshurst SPD (2007)

These documents all provide important contextual information and guidance for the work undertaken for the Better Billingshurst Programme. It is acknowledged that the Billingshurst Village Centre SPD contained a schedule of key projects for future delivery. The projects for potential investment set out in Appendix 3 of this report are not designed to replace those identified in the SPD and in a number of cases build on and update some of the improvements identified at the time.

At the time of writing, it is anticipated that Supplementary Planning Documents will remain in force until planning authorities adopt new style local plans as set out by the Government in the Levelling-up and Regeneration Act and the implementation of plan making reforms⁴.

Status of the Better Billingshurst Programme Report

This report is comparable to an infrastructure delivery plan and is designed to aid understanding and evidence the requirements for certain types of local infrastructure improvements within Billingshurst Parish. The work undertaken for the Better Billingshurst Programme has been led by engagement with the community and its representatives and evidences the needs and aspirations for improved community infrastructure across the five key themes identified as part of the Programme, as follows:

- Community Facilities
- Green Infrastructure, Open Space and Recreation
- Sports Facilities
- Sustainable Travel and Movement
- Village Centre Parking and Public Realm Improvements

It has been based on engagement with key stakeholders and a range of community organisations and includes feedback from the schools and local families. The evidence gathering has, however, been limited to these five themes and has not sought to gather evidence on infrastructure requirements for services and facilities managed and maintained by other leading infrastructure providers, such as NHS Sussex or West Sussex County Council (this is explained in further detail on page 14).

⁴ [Government response to the proposed plan-making reforms: consultation on implementation \(2025\)](#)

It is therefore important to note that this report is not designed to replace or amend any details in the Council's Infrastructure Delivery Plan which is the Council's principal document identifying the infrastructure needs of Horsham District, including those in Billingshurst.

It is envisaged that the Better Billingshurst Programme report will complement the existing suite of evidence-based documents for Billingshurst and can be used as a source of information in the preparation and assessment of any relevant future planning applications affecting the Parish.

Programme Background

Why Investment is Needed in Billingshurst

Development in Billingshurst Parish has been properly mitigated through the usual planning processes, however the Council has recognised that the investment in some supporting infrastructure in Billingshurst Parish has not kept pace with the rate of residential and commercial development in and around Billingshurst in recent years.

A strategic development for 475 dwellings and a range of other new facilities on Land East of Billingshurst and North and South of the A272 East Street was permitted by the Council following submission of an appeal to the Planning Inspectorate. The appeal was held in abeyance whilst the appellants and the local planning authority sought to agree a S106 legal agreement. The decision notice was subsequently issued by the Council following a decision by the Planning Committee to approve the application on 20 August 2013, and completion of the legal agreement on 7 March 2014.

A contribution of £1.72million was agreed, at the time, in the legal agreement for "*Community Infrastructure and/or Affordable Housing in Billingshurst*". This fund of developer contributions has been slowly building as the phased development has been built out and the Council is now in a stronger position to start to direct the funds towards community infrastructure and/or affordable housing, as required by the Section 106 agreement.

Contrary to this strategic-scale site in Billingshurst, large sites that see the delivery of infrastructure as part of the development ensure that the delivery of new facilities keeps pace with the rate of delivery of new housing, rather than financial contributions being paid to the Council which take time to build up and for any new and improved infrastructure to be delivered.

Other development in and around Billingshurst has also created new housing and commercial development but has not been of a scale to warrant delivery of significant on-site infrastructure but has generated developer contributions through S106 agreements and payment of the Community Infrastructure Levy (CIL).

These circumstances make Billingshurst distinct from other similar settlements in the District that have also experienced significant development but have benefited from commensurate improvements in their facilities and services as a direct result of developers building new infrastructure as part of the development.

The Council has undertaken some research and comparative analysis to evidence why investment is specifically needed in the Parish of Billingshurst, and this is set out below. The Council acknowledges that many areas in the District have experienced and will continue to experience development in their localities and understands the impact that development can have on local communities, particularly when promised infrastructure is slow to be delivered or is not provided for as originally secured as part of the planning consent.

Settlement Hierarchy and Sustainability Assessment

It is important to understand the approach to allocating new development in line with the Local Plan's settlement hierarchy, how Billingshurst compares with other settlements across the District and the methodology that is used to consider the allocation of new development in the District.

A Settlement Sustainability Assessment is a key document that the Council has prepared to support a new local plan and forms part of the evidence base. The assessment informs the classification of each settlement within the defined development hierarchy for the District.

The HDPF identifies one Main Town (Horsham) and eight “Small Towns/Larger Villages” and includes Southwater, Billingshurst and Broadbridge Heath which are all the largest settlements in the District, outside of the main town of Horsham. Whilst these settlements do not perform the same role as Horsham, they nevertheless have the potential for some strategic-scale growth given their size, function and available facilities and services.

Billingshurst is comparable in scale to Southwater and Broadbridge Heath, which are both large villages that have also seen significant development in recent years and provide a useful basis for assessing the rate of infrastructure improvements in the context of strategic scale development in these larger villages.

Parish / Settlement	2001 no of Dwellings	2011 no of Dwellings	2021 no of Dwellings	Additional Dwellings from 2001-2021
Billingshurst	2,562	3,373	4,130	1,568
Broadbridge Heath	1,248	1,343	2,554	1,306
Shipley*	584	713	1,210	626

Parish / settlement growth between 2011-2021⁵

**Development was in the Parish of Shipley but created an impact on the village of Southwater as it adjoined Southwater’s built-up area boundary.*

It is important to consider infrastructure impacts in terms of the number of new houses because it is the *quantity* of new housing that directly impacts the existing infrastructure because the services and facilities serving the identified areas are broadly similar. For example, both Billingshurst and the smaller settlement of Thakeham have seen significant development in relation to their existing scale. The primary schools in both areas have had to absorb the yield of new pupils from respective development in those locations but the yield from 1,568 dwellings in Billingshurst is significantly greater than the yield created by the 238 dwellings delivered in Thakeham over the same time frame.

When comparing the broadly similar settlements of Billingshurst with Southwater and Broadbridge Heath and considering the strategic-scale development that has taken place in recent years, Billingshurst has not benefited from the range of exciting new facilities that the other settlements have experienced.

The strategic scale residential development on land west of Worthing Road in Southwater was granted outline planning consent under planning application reference DC/14/0590. The erection of up to 594no. residential units with associated vehicular, cycle and pedestrian access, drainage and landscape works, together with the provision of sports and recreation facilities was approved in 2015.

⁵ [Horsham District: Office for National Statistics](#). Whilst based on the best available ONS data, these numbers are not necessarily absolute as the Lower layer Super Output Area (LSOA) algorithm applies a smoothing filter for statistical consistency.

This site, now referred to as Broadacres, delivered excellent new leisure facilities, over and above those which were required to mitigate the impact of the development. The sports provision included a multi-use games area, tennis courts, football pitches, a skate park and a relocated cricket pitch. The existing scout hut was replaced along with the provision of allotments and numerous play areas. Additionally, a new sports pavilion and village green were provided as part of the development, along with an upgrade and connectivity improvements to the Downs Link. Development of the site is proceeding relatively slowly with phases 1, 2 and 3.1 completed but with phases 3.2 and 4 yet to be built out. Despite the relatively slow delivery of new housing the leisure and community facilities were delivered in the earlier phases of the development and have benefited both the new population and the wider existing community.

Southwater also benefits from a country park which is located towards the south of the village and has a range of facilities including play areas, a natural conservation area, watersports and a café and visitor centre. The park was built on the site of a former brickyard and quarry and was opened to the public in 1985. Dinosaur Island was built in 2015.



Figure 1.6: Southwater Country Park
© Toby Phillips Photography



Figure 1.7: Dinosaur Island, Southwater Country Park.

In Broadbridge Heath, outline planning consent was granted on 57 hectares of land to the south of the village in 2010 for the erection of 963 residential units, a community facility, including land for a primary school, neighbourhood centre, youth and recreational facilities, open space and transport and access works. The site was a strategic allocation for West of Horsham in the Horsham District Local Development Framework Core Strategy (2007).

This development has been completed and is now known as the Wickhurst Green area of Broadbridge Heath. Similar to the strategic development west of Southwater, Wickhurst Green has delivered a range of new community facilities including three new sports pitches (one of which is now used as the Broadbridge Heath Football Club training ground), a new pavilion, a skate park, new village hall, a public house and numerous multi-use games areas. Land for a new primary school and a health centre were originally secured as part of the consented development but were subsequently not required to be provided, following advice from the NHS and West Sussex County Council that the facilities were not required. Nevertheless, the scale of new community and leisure facilities delivered as part of the strategic site was significant and the facilities serve residents of the new Wickhurst Green community, plus the existing residents of Broadbridge Heath and the wider community beyond the village.



Figure 1.8: Broadbridge Heath Football Pavilion

Broadbridge Heath also benefits from The Bridge Leisure Centre which was recently constructed by the Council and opened to the public in 2018. The leisure centre offers a range of gym and sports facilities, including a six-court sports hall, outdoor sports courts, studios, cycling studio and an athletics track. There are also a range of children's activities, including an indoor climbing facility, trampolining facilities, sensory room and soft play.



Figure 1.9: The Bridge Leisure Centre, Broadbridge Heath

By contrast, the facilities delivered with the strategic scale development at Land East of Billingshurst delivered little in the way of on-site infrastructure. Outline planning consent was granted under planning application reference DC/13/0735 for the development of up to 475 residential dwellings along with land to accommodate a new primary school, land to accommodate an extension to the existing doctor's surgery, land for a dentist's surgery plus a creche with associated access and play space. As with the development in Broadbridge Heath, the primary school did not come forward, although this was related to issues with the proposed location which West Sussex County Council did not support.

A contribution of £1.72million towards community infrastructure and/or affordable housing was agreed with the site promoters on the proviso that the affordable housing element of 32.4% be reduced by 5% following amendment of the application during its determination from 510 residential units to 475. Rather than the delivery of on-site development that the villages of Southwater and Broadbridge Heath have benefited from, the site has had little in the way of meaningful new community and leisure facilities.

Whilst development in all three locations has met local and national planning policy requirements and has been properly mitigated, the delivery of the necessary improvements in facilities and services supporting Billingshurst Parish has not been proportionate to the improvements seen in these comparable locations.

The Council wants to address this imbalance as soon as possible to ensure that the Billingshurst community can continue to thrive and grow sustainably, and this report is designed to set out a range of potential improvements that the Council can direct funding towards and, working with its key partners, lead on project delivery.

Understanding Infrastructure and the Role of Horsham District Council

“*Infrastructure*” is defined in section 216(2) of the Planning Act 2008 (as amended) and includes roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities, open space and, in specific circumstances, affordable housing.

The HDPF also defines infrastructure as “*a collective term for structure, services and facilities such as roads, electricity, sewerage, water, education and health facilities.*”

Infrastructure delivery planning in the UK is complex and the challenges of co-ordinating the delivery objectives of different infrastructure providers, the range of different stakeholders involved in delivering infrastructure, the availability of funding, along with aligning and programming upgrades when they are needed, can make delivering new or improved infrastructure extremely challenging.

As the local planning authority, the Council is not responsible for the majority of the infrastructure facilities and services that support communities. For this reason, and as part of the Better Billingshurst Programme, the Council is specifically focusing on the delivery of infrastructure improvements that the Council can directly influence, and therefore some infrastructure improvements are excluded from detailed assessment in this evidence base. This is because they are either specifically linked to development and place-making or are the responsibility of third parties such as West Sussex County Council, NHS Sussex or developers (among others) meaning that improvements to these services and facilities cannot be delivered directly by the Council. The types of infrastructure that are excluded from detailed consideration in this report include education and healthcare facilities, major highways and public transport infrastructure improvements, libraries, shops and eateries, and large open spaces such as country parks. The Council cannot deliver improvements in these areas, and we are therefore focusing this work on driving forward improvements where we can lead the delivery of new or improved facilities.

It should be noted, however that whilst these infrastructure improvements are not included within the scope of the Better Billingshurst Programme, the Council will continue to proactively engage with our partners as part of the Council’s plan-making and infrastructure planning activities and our assessment of any planning applications for development in the District, together with the ongoing work we undertake in relation to the spending of CIL and Section 106 contributions. Improved or new facilities, such as transport upgrades, improvements to local schools and medical facilities, along with utilities upgrades are all being planned for as part of the Council’s existing local plan work, and the Council will continue to engage with the leading infrastructure providers in this regard. For further details about potential future improvements in Billingshurst, and indeed other parts of the District, please review the Council’s Interim Infrastructure Delivery Plan⁶.

Funding the Delivery of Infrastructure Improvements in Billingshurst

There is an identified need to invest in the services and facilities in Billingshurst and the delivery of infrastructure improvements is proposed to be funded via a number of different funding streams. Financial contributions (referred to as Section 106) have been collected, principally in relation to the Land East of Billingshurst site, but also from other development in the Parish, and there is a growing pot of funding available to invest in the facilities serving the Parish.

In response to Council Plan objectives to deliver public realm improvements across the District’s towns and villages, the Council has also established a development infrastructure fund of £1million for Billingshurst.

The wider work that the Council is undertaking is therefore two-fold; working with our partners to identify appropriate schemes for the investment of Section 106 funding and gathering the evidence required for the Council to be able to allocate a proportion of its annual budget. This report is therefore principally designed to gather the evidence in order for the Council to understand the range of infrastructure projects that the development infrastructure fund can be spent on. Nevertheless, it is acknowledged that the evidence

⁶ [Horsham District Council Interim Infrastructure Delivery Plan \(March 2025\)](#)

gathered in this report will assist with understanding the wider needs of the community, in terms of its services and facilities, and may be used to support applications for subsequent Section 106 funding.

Further to this there may be other funding available, including some monies from the Council's Community Infrastructure Levy (CIL) and partnership funding from other organisations. All opportunities to identify additional funding to support improvements to the services and facilities in Billingshurst will be explored as part of this work and to support the delivery of improved services and facilities in the Parish.

Programme Scope and Aims

The provision of infrastructure to support the growth and development of our communities and District is critical in providing new homes, building a strong, resilient and diverse economy and in helping to create sustainable communities. As has been evidenced in the previous section of this report the pace of new homes delivery and commercial development in Billingshurst has fallen out of step with the delivery of certain types of new or upgraded facilities to serve the needs of the growing community. The Council is committed to addressing this and delivering for the Parish.

Whilst it is not within the direct control of the Council to deliver infrastructure improvements to local schools or health facilities, for example, there are improvements to community facilities and services where it is possible for the Council to directly influence delivery. The Council has therefore identified potential improvements across the five key themes, as detailed on page 9.

With the exception of Sustainable Travel and Movement, where the County Council is the lead body for delivery (please see the explanatory note on page 63), the Council intends to work with its partners to manage the delivery of the projects selected for investment. The process for programme governance is set out in further detail on pages 16 and 17 but the overall aim of the Programme is to direct approximately £2.5million of funding towards new and improved facilities in Billingshurst Parish under the identified five key themes.

The programme for delivery is expected to be completed or nearing completion at the end of the financial year 2026/27, although it is acknowledged that this may be dependent on the type and scale of projects selected for delivery.

Stakeholder Engagement and Community Consultation

Early Stakeholder Engagement (2024)

For some time, the Council has been engaging with Billingshurst Parish Council and other community representatives regarding potential improvements required in Billingshurst as part of the development of the Billingshurst Supplementary Planning Document (SPD) which was published in 2017. Billingshurst Parish Council has also identified a range of potential infrastructure improvements required in the Parish as a result of the extensive work that was undertaken to prepare the Billingshurst Parish Neighbourhood Plan. Through both of these workstreams the Council was able to create an initial list of potential improvement projects.

To ensure that this initial list of projects was robust and represented the wider needs and aspirations of the community, the Council conducted some early stakeholder engagement in late 2024. Surveys were circulated to a wide range of community groups in Billingshurst as well as students, parents and carers at The Weald Community School and Sixth Form and Billingshurst Primary Academy. The objective of which was to test the pre-existing list of projects, assess which categories of projects were priorities for different groups, as well as identify other potential projects. These surveys received over 80 responses and were important to further developing the Council's understanding of the scope of potential improvements projects. In addition to this, a number of additional projects were forwarded, some of which were subsequently assessed and added to the list of potential projects. For a summary of the Community Groups and Schools Consultation Feedback, please see Appendix 1 and Appendix 2. This feedback contributed to the Council deciding to create a Community Grant to fund local initiatives (as detailed on page 18). In addition to providing vital feedback, the survey initiated new conversations with various stakeholders and a further development of the list of potential infrastructure projects.

In addition to circulating the survey, the local schools were very helpful in assisting the Council with understanding the views of young people in Billingshurst. Members of the School Council at The Weald surveyed their fellow classmates and teachers at Billingshurst Primary School held sessions with children. The feedback from these sessions provided vital insight as to the priorities of young people in Billingshurst and significantly contributed to the development of the additional projects for open spaces and recreation area improvements.

Fair Space Task and Finish Group

The Council's Constitution allows for 'task and finish groups' to report to Policy & Scrutiny Committees. Formed of at least three Councillors, these are time-limited groups and are typically set up to examine particular issues.

In July 2023, the Fair Space Task and Finish Group was formed to consider whether policies relating to the provision of outdoor space and leisure facilities should be reviewed based on sex-based equality and inclusivity. The group held focus groups with young people throughout the District, including engagement with students at The Weald. A survey asking for young people to provide feedback on the existing leisure provision was also undertaken. They also ran a survey asking for young people to provide feedback on the existing leisure provision. On 21 May 2025 Cabinet accepted the following recommendations:

I. The themes and principles in Appendix C are developed by officers into design guidance to assist in discussions with local developers

II. Horsham District Council Play Strategy and Open Space, Sports & Recreation Non-Technical Summary are updated to better reflect the needs of young people in the district, particularly girls and young women

III. A request for a new teenager's play/leisure facility, which is built with gender equity in mind, is considered for inclusion in the Horsham District Council Infrastructure Delivery Plan

In addition to this, the Council has adopted an Annual Plan Objective for 2025/2026 to *Improve access to sports for under-represented groups: Review and revise policies relating to planning of, and investment in outdoor leisure and play facilities to improve accessibility, especially for women and girls.*

Feedback from Billingshurst residents gathered through the Outdoor Space and Leisure Provision Survey and input from the Weald focus group have been assessed and considered alongside insights from the Better Billingshurst Stakeholder Engagement and Community Consultation. This feedback has assisted in developing additional open space and recreation projects.

Better Billingshurst Public Consultation (2025)

The Better Billingshurst public consultation was designed to gather the views of residents and those with an interest in Billingshurst and to ascertain important feedback from the community on which of the potential projects they would most like to see delivered and why. The survey was open for a four-week period from 23 June - 21 July 2025 and received a total of 769 responses.

Please note that the Early Stakeholder Engagement was a part of the process to establish a list of potential projects and as such the feedback from this is included within this Background Report. The purpose of the public consultation was to gather detailed feedback on the final list of potential projects. The findings from this consultation can be reviewed in the Better Billingshurst Public Consultation Report.

Programme Governance and Legal Considerations

Process for Directing Investment Towards Projects

The Better Billingshurst Programme is principally being funded from two separate financial sources; the £1million fund set aside by the Council for the Programme and also monies provided through the form of financial contributions (Section 106) to mitigate the impact of development in Billingshurst.

Governance Arrangements for the Better Billingshurst Infrastructure Development Fund

To spend the £1million infrastructure development fund, the Council has established a governance structure to oversee the spending and auditing of the monies. It is important to have an appropriate process in place because the money of a public authority is being spent on community facilities and the Council must provide a clear audit trail evidencing how decisions have been made. The governance arrangements have, therefore, been designed to achieve the following aims:

- Provide a transparent and equitable framework for the spending of Council monies from the fund.
- Set out the relationship between the Council and key stakeholders.
- To ensure the fund is spent on improvements to the public realm and / or community facilities in Billingshurst.

These arrangements are designed to establish the priorities for spending the Better Billingshurst infrastructure development fund. The projects will need to be assessed and prioritised by key representatives of Horsham District Council, Billingshurst Parish Council and Billingshurst Community Partnership. The staged process to deciding which projects will be taken forward is summarised as follows:

- Stage One: Community Consultation on the Better Billingshurst Projects
- Stage Two: Review of Projects and Community Consultation Reporting
- Stage Three: Project Prioritisation Meeting
- Stage Four: Detailed Project Assessment and Development
- Stage Five: Project Ratification
- Stage Six: Project Progression and Reporting

To assist with this process, a Project Prioritisation Assessment Matrix will be used to assess each project against defined criteria based on policy guidance at the Parish and District level plus also other key place-making criteria. It also incorporates feedback from the community-wide public consultation which ran between 23 June and 21 July 2025 and whilst not proposed to act as a referendum on the potential projects the feedback will form an important part of the wider decision-making process. It should be noted that once projects are selected for investment project costs are likely to be incurred as further detailed feasibility, design and surveying is commissioned along with any necessary specialist services that are required to progress the project towards delivery.

The governance arrangements establish a Spending Panel constituted as follows:

- Director of Place, Horsham District Council (HDC) (holds the final decision-making power and responsibility)
- Cabinet Member for Planning & Infrastructure, (HDC)
- 3no local ward Members for Billingshurst (HDC)
- 3no Parish Councillors of Billingshurst Parish Council (BPC)
- 2no representative of Billingshurst Community Partnership
- 3no HDC officers (Corporate Project Manager, Corporate Project Officer and a member of the Finance and Performance Team)
- 1no BPC officer (BPC Parish Clerk)

The Council's Director of Place will hold the final decision-making responsibility and authority to approve projects for the receipt of funding and to finalise the terms of and enter into the required contracts to deliver the projects. However, this is required to be in consultation with the Better Billingshurst Spending Panel and the Council's Director of Communities where a shared consensus on the identified projects for investment is reached, where possible.

The Better Billingshurst Governance Arrangements were approved at Cabinet on 25 June 2025, since then officers have been preparing for the Project Prioritisation Meeting of the Spending Panel. Further details on the approved Governance Arrangements can be found in the report to Cabinet⁷.

Developer Contributions

Whilst the process for determining where Section 106 can be spent is subject to a separate decision-making procedure, it is expected that the Spending Panel will have the opportunity during the governance process to help steer where this funding should be invested. Applications for Section 106 funding can then be progressed for identified projects through the usual application procedure which is available to view online.⁸

There may also be the potential for some additional funding to come forward via Community Infrastructure Levy (CIL) receipts, including contributions from the Neighbourhood CIL (NCIL) if Billingshurst Parish Council wished to contribute to a project or lead on bringing a project forward. The Council has produced an Interim Infrastructure Delivery Plan (IDP) and there are a range of potential infrastructure improvements that have been identified in Billingshurst.

Community Grant

The Better Billingshurst Programme is designed to deliver improvements to the infrastructure serving the Parish and as highlighted on page 14 of this report “infrastructure” has a specific meaning in planning terms.

Whilst the Council recognises the importance of well-functioning infrastructure to the social, environmental and economic prosperity of an area, the Council also acknowledges that communities are built on the social ties and a sense of place often created from local initiatives and events led by people in their own communities.

Through the early-stage stakeholder engagement that the Council has undertaken we have received suggestions for local improvements that would not upgrade the infrastructure in the area but would undoubtedly contribute to local life in Billingshurst and its community. The Council has therefore agreed to ringfence a minimum of £10,000 from the fund to create a “Community Grant” whereby local groups and community organisations can apply for funding for their local initiative.

Horsham District Council opened the Better Billingshurst Community Grant for applications between 14 July and 8 September 2025 with community grants for £1,000 or £2,000 for eligible local voluntary, community or not-for-profit organisations that contribute to the improvement of quality of life for Billingshurst Parish residents. The Better Billingshurst Community Grant has followed the Community Grants process and further details of the process can be found on the Council’s website⁹.

Working Constructively with Our Key Partners

Through the work the Council is undertaking to improve the community facilities serving the Parish, we will work positively and proactively with a range of stakeholders and community organisations. The Council’s key partners in this work include Billingshurst Parish Council and Billingshurst Community Partnership and representatives from these organisations will form part of the Spending Panel who will be helping to direct investment towards infrastructure projects.

To support the Spending Panel meetings and associated work that will be undertaken by the Panel the Council proposes a shared Memorandum of Understanding (MoU) that is expected to be signed by the Council and its partners in this process.

Once the Spending Panel has selected projects to be taken forward, the Council will prepare Collaboration Agreements with the key partners involved in each project. Depending on the projects selected, the partners

⁷ [Governance Arrangements for the Better Billingshurst Infrastructure Development Fund, Horsham District Council](#)

⁸ [Section 106 Funding, Horsham District Council](#)

⁹ [Better Billingshurst Community Grant, Horsham District Council](#)

the Council will be working with will be different for each project, but both the landowner and/or the operator of the facilities are expected to sign the Collaboration Agreement. In the majority of the projects presented in Appendix 3 the Council will be spending money from its reserves on assets owned or operated by other organisations and the agreements will support programme and financial governance and the accountability of the parties involved.

Subsidy Control Act 2022

The Subsidy Control Act created a new domestic subsidy control regime and was introduced to replace the European Union State Aid rules. The Act is *“designed to help public authorities award subsidies in a way that minimises any negative impact on competition and investment, and to help ensure public money is used in an effective and efficient way¹⁰.”*

The Council is required to have regard to the Act because several of the projects identified for potential investment as part of the Better Billingshurst Programme would involve providing financial assistance to external organisations who would be classified as an “enterprise” under the Act.

A four-stage limb test used to assess whether or not a proposal qualifies as a subsidy. Only if all four limbs are engaged is the financial assistance considered a subsidy. Unless the type of subsidy is specifically prohibited, subsidies are permitted in instances where the public authority can demonstrate it aligns with the subsidy control principles. Depending on the value of the financial assistance, different level of transparency and audit requirements apply.

It will be important for the Council to ensure compliance with the Subsidy Control Act and each project shortlisted for investment by the Spending Panel should be assessed via the four-limb test.

The Government has published guidance for public authorities¹¹ to help them understand the UK subsidy control rules established under the Subsidy Control Act 2022.

¹⁰ [Subsidy Control Regime: Statutory Guidance](#)

¹¹ [Subsidy Control Rules: Quick Guide to Key Requirements for Public Authorities](#)

Part 2: Potential Improvement Projects

Introduction

This section of the report focuses on the existing facilities available within Billingshurst Parish across the five Key Themes identified as part of this programme. It describes any existing deficits and explains why improvements are required. It reflects the Council's existing evidence base plus evidence from other sources, such as the Billingshurst Parish Neighbourhood Plan. It also draws on the findings from our early engagement with key stakeholders and community organisations that was undertaken in 2024 as this was crucial to developing the final list of projects that are contained within Appendix 3. The feedback from the public consultation undertaken between 23 June and 21 July 2025 is not contained within this section of the report and is the subject of a separate report.

Finally, the Council has considered project feasibility across each potential improvement scheme and provides a brief assessment of any requirements and constraints to delivery plus the capital cost to deliver the project and an indication of any potential operating and maintenance costs. The Council's Finance team has fed into this work, and the costs have been developed through both research and current spend on comparable facilities. In this regard, the assessment is only intended to provide indicative information to support the decision-making around which projects to take forward and it is expected that much more detailed feasibility work will be required once the Spending Panel has selected the projects for investment.

The potential projects are presented in this section of the report under the five Key Themes (page 9) which the Council has identified as the areas we can directly influence.

Community Facilities

Existing Council Evidence Base

District Wide Community Facilities Assessment (2021)

The Council's existing evidence base does not identify a requirement for a new community facility.

The Council commissioned a District-wide Community Facilities Assessment¹² which was published in 2021. The evidence-based report was designed to provide an evaluation of current community facilities and identify if there are any shortfalls across all the key settlements in the District. The report also calculates whether any additional community floor space is required in relation to key future housing growth areas.

The assessment report identified that *"community facilities refer to primarily public buildings available for individuals or groups to hire on a regular basis; including leisure facilities, community centres, parish halls and sports clubhouses. The focus is on the 'usable hall space' at each facility."*

The report details the following community facilities in Billingshurst Parish:

- Adversane Village Hall
- Billingshurst Community and Conference Centre ("Billingshurst Centre")
- Women's Hall

The report highlights that it is useful to provide a comparison for each settlement in terms of its current provision and finds that there is a small shortfall of 0.05m² per person in Billingshurst, which is the largest deficit of the eight smaller towns/larger villages assessed. However, the report also highlights that the quantity benchmark provides a basic initial indicator and there are many factors of more relevance to help determine if a settlement has a genuine deficiency.

The report then provides a settlement-by-settlement assessment and highlights that the Billingshurst Centre has a large floor space, is rated good and reports a high level of utilisation. The report identifies some minor

¹² [District Wide Community Facilities Assessment, Horsham District Council \(2021\)](#)

latent demand and this is recommended to be managed accordingly. The assessment concludes that the latent demand is not considered to warrant additional provision based on current circumstances.

The report also identifies that the Billingshurst Centre is the current strategic facility in the settlement but it is operating at near capacity. The report goes on to highlight that expanding it and/or the Women's Hall is difficult, due to their current location. Alternative options which could be explored include expansion of Adversane Village Hall (to the south of Billingshurst) or improving the quality/layout of current facilities to cater for potential demand.

Billingshurst Parish Neighbourhood Plan does not identify a need for a new community hall or meeting space.

Early Engagement and Stakeholder Feedback

The Community Facilities theme was ranked as the second-top priority amongst the community groups surveyed and the highest priority amongst parents/carers and students. Respondents highlighted the lack of community spaces in Billingshurst and lack of non-sporting activities for young people. Spaces for community cohesion and mental wellbeing was also emphasised, along with the importance of having sufficient spaces and opportunities for different parts of the community such as pre-school and primary school-aged children, teens, older people and other facilities for adults such as adult learning facilities, bars and cafes.

Billingshurst Community Partnership has identified a range of issues with the existing facilities available in the village and some groups are struggling to find venues suitable for their needs. For example, the Community Larder project requires late night access and has specific storage needs. There is a lack of day centre facilities available for older people. Many youth groups have specific storage needs so moving between venues or using venues designed for other uses can make meeting these needs difficult. There are also a range of groups that have identified a need for access to large spaces designed for large gatherings.

Internal consultation has also taken place with the Council's Enterprise and Community teams who have both separately cited the need for additional facilities to serve the community. The Enterprise team has highlighted that the growing number of retailers located in Billingshurst Trade Park has the potential to undermine the village centre and a function-led facility located in Billingshurst village centre could give people a reason to visit the village centre and drive footfall to the existing shops and facilities.

The Council's Community team also echoed some of the feedback we received in response to the early stakeholder engagement highlighting that there isn't enough space for local community groups to meet and to serve the needs of particular groups of people, in particular young people and families and highlight that what is available is not affordable and there can be conflicts between commercial users and other community-based users.

Provision of a New Community Facility

The Council's existing Local Plan evidence base has not identified a need for additional community facilities, even with the additional need created by the potential delivery of around 650 additional dwellings at Land East of Billingshurst. The District Wide Communities Facilities Assessment identified three community facilities available to Billingshurst Parish although there is now also The Depot at 83a High Street which was brought into use as an additional community facility by Billingshurst Parish Council in June 2022.

Based on the Council's existing local plan evidence base, there is no identified need for new facilities when measured against defined criteria and therefore it would be difficult to justify the provision of a new community facility on this basis.

Feedback around the lack of access to community facilities sufficient to meet the needs of a growing community featured strongly amongst respondents in the Programme's early stakeholder engagement. However, there was an even split between respondents highlighting a lack of facilities and a lack of groups for different parts of the community, especially younger people.

The demand for a dedicated youth centre facility has been identified by Billingshurst Community Partnership who highlight that there is a lack of things to do and organised activities for young people. A significant amount of work has previously been undertaken by the Community Partnership and its partners to address the lack of youth facilities in the Parish, more commonly known as the EYE Project (this project is also referred to in the Non-Policy Actions section of the Billingshurst Parish Neighbourhood Plan). Delivery of a new, dedicated youth facility through the EYE Project never came to fruition, however, an indicative schedule of accommodation required for a new facility was identified at the time and is set out below.

- Community entrance foyer and lobby area
- Office / Reception
- Changing facilities >40 sq m
- Meeting room >40 sq m
- Sports hall >180 sq m
- Sports hall storage >40 sq m
- Toilet provision >20 sq m
- Social area >60 sq m
- Lounge area >40 sq m
- Youth centre office >20 sq m
- Kitchen and servery >60 sq m
- Art studio /workshop space >80 sq m
- Music studio >20 sq m
- Landscaping
- Plant room
- Server room and IT
- Centre car and bicycle parking
- Bin stores

Whilst the above requirements were based on an original proposal that was subsequently not delivered it does provide a useful indication of a potential youth facility that could meet the needs of the community.

The stakeholder engagement undertaken as part of the Better Billingshurst Programme identifies gaps in access to community groups and facilities and if a new or upgraded facility is brought forward, the evidence in this report and the feedback from any engagement with the community could be used to support a planning application and justify the need for a new building or conversion of an existing unit. It is also considered that any further strategic development in Billingshurst should consider opportunities for providing additional meeting spaces to serve a range of different needs identified in the early engagement with key stakeholders. Given this feedback from parts of the community the Council has explored options for a variety of both new and improved facilities.

[Project Feasibility, Considerations and Constraints](#)

A number of empty retail units in Billingshurst village centre have been suggested to the Council as possible opportunities for conversion to a new community facility. Some of the units highlighted to the Council do not appear to be available for sale and some have planning applications attached to them for residential or mixed-use conversions. Nevertheless, existing vacant retail units in Billingshurst village are in a sustainable location, being inside the built-up area boundary, and have access to public transport and sufficient parking. Conversion of a vacant retail unit that does not form part of any primary retail area or primary retail frontage is also more likely to be supported and HDPF policies support the promotion and encouragement of activities in town and village centres so they continue to be the prime focus for community life in the District

A potential investment project for the conversion of a retail unit has therefore been included in this background report, although there would be a number of key issues to resolve before any such project could be meaningfully progressed. Issues to resolve include who would be responsible for the future

management and maintenance of a refurbished facility. Pre-application planning advice would need to be sought to understand any constraints on a future facility in terms of its operation, parking requirements, suitability for conversion to create an accessible venue and any potential for conflict between the existing retail and residential uses and the proposed community use plus an assessment of the potential impacts on neighbouring amenity. The capital investment for purchase and refurbishment of an existing unit has currently been estimated at £500,000 - £1million.

The creation of a new community building has also been included as a potential project for investment. At the time of writing no land has been identified to deliver new facilities and the cost of both purchasing the land and the creation of a new built facility is expected to be prohibitive and beyond the financial envelope of the Better Billingshurst Programme. The capital investment is estimated to be between £1.4million - £3.5million although this excludes any costs associated with the purchase of the land, which would be additional. The costs have been developed on a per square metre basis which is typical for built facilities and therefore the variation in the capital cost estimates reflect the range in size of any potential new building.

There are significant revenue costs associated with the maintenance and day-to-day running of a community facility. Costs for utilities, business rates, insurance, cleaning, general maintenance and repairs are expected to be in the region of £35,000 per annum. These costs are based on existing comparable facilities in the District and do not include staff salaries and therefore additional costs may need to be factored into this estimate if staffing were required. Running costs for a smaller, converted building would be around half that of a new facility, but could vary significantly depending on the site. Whilst some income would be generated from bookings it is considered unlikely that a facility would operate at a profit.

There are concerns about the future management and maintenance of providing a new community facility. And whether there would be an organisation able to manage and maintain any additional community facility in the future. Given devolution and the Local Government Reorganisation that that will take place in the next few years, Horsham District Council would not be in a position to assume the responsibility for an additional community facility.

It has been suggested to the Council that a trust could be created to manage a new venue. It is anticipated that either Billingshurst Parish Council or Horsham District Council would need to be party to such a trust and it is currently unclear whether each respective organisation would be prepared to support this. There is also an element of personal risk for trustees as they can be personally and financially liable for some breaches of the law.

Whilst detailed assessment of future operating costs and project lifecycle costs will need to be undertaken so the projects can be ratified for delivery by the Spending Panel, the Council is not committing to meeting any future revenue costs. Moreover, with devolution, it will not be in a position to commit to meeting these costs into the future.

The operational and financial risks of a new community facility would need to be considered in greater detail as the continued functioning of the facility would be reliant on having sufficient trustees and volunteers to run the facility whilst generating enough income to cover all operational costs. A detailed business plan would therefore need to be prepared to support a new community facility and Horsham District Council would need to be assured that any investment it makes as part of the Better Billingshurst Programme can be secured in perpetuity.

The Council considers that the provision of a new community facility could be complex to deliver within the current scope of the Better Billingshurst Programme. However, the information contained within this report and the community-wide aspiration for improved access to facilities and spaces for community uses should be used to inform and shape future development proposals in the Parish. Similarly, the ownership and operation of any potential new facilities can be reviewed again with the relevant organisations at the appropriate time.

Improvements to Existing Community Facilities

There are a range of different community facilities available within Billingshurst and there are upgrades to these facilities that could be delivered to enhance access to sufficient facilities for different parts of the community. The following section of the report details the existing provision and sets out whether there is potential for improvements to be delivered as part of the Better Billingshurst Programme.

Billingshurst Community and Conference Centre

The Billingshurst Community and Conference Centre (“Billingshurst Centre”) is owned and run by Billingshurst Parish Council. It is a very popular and busy venue, used for a wide range of community events and conferences. From a brief review of hiring costs for non-commercial users in comparison with some other facilities in settlements of a similar scale, the rates for the Billingshurst Centre seem broadly similar, although the Council has also received anecdotal feedback that the rates are high for community groups. Commercial, non-local hirers pay a higher rate to use the facilities and generate the majority of the income.

Billingshurst Parish Council website highlights that the facilities serve the local community and offer meeting spaces for the wider corporate market. The Centre is supported by local sports and fitness clubs, charitable organisations and community groups and is additionally offered as a venue for conferences, ceremonies, training events and meetings as well as other social occasions. A number of organisations also have offices within the Centre, including the NHS, Billingshurst Family Church and the Police. There are 70 parking spaces available on-site and the facilities are located approximately 15mins from the railway station. The District-Wide Community Facilities Assessment assessed the facilities as good and indicated that it has a high utilisation rate of greater than 80%.

Feedback from some stakeholders indicated that the facilities are generally in good condition but would benefit from some modernisation. Other feedback received from some stakeholders identified that there are conflicts between some of the community and corporate uses of the building.



Figure 2.1: Billingshurst Community and Conference Centre.

Source: Billingshurst Parish Council

Potential Improvements

The Parish Council would like to install energy-efficient lighting in the foyer and corridor areas and Council Chambers. An indicative cost for replacing the lighting in these locations is around £1,350.

Billingshurst Centre’s large, south-facing roof makes it suitable for solar panels. Based on quotations provided by suppliers in the marketplace, costs - which include a battery storage system - are estimated to be between £22,000 and £48,000.

Energy efficient light and the provision of solar panels are expected to reduce the existing utility costs that Billingshurst Parish Council currently meet as the owner and operator of the building. Solar panels also

have the potential to create surplus energy which could be sold to the grid for a profit. Based on existing quotations, estimates between £3,670 and £9,250 of electricity could be generated per year from solar panel depending on the system installed. Maintenance and repair of the systems would need to be met by Billingshurst Parish Council, but any additional revenue created by selling electricity to the grid could help to offset any costs.

Opportunities for improvements and extensions to the existing space to better serve the needs of the community alongside the existing uses have been explored with the Parish Council but no other projects have been identified at this stage of the Programme.

Project Feasibility, Considerations and Constraints

Class J of the Town and Country Planning (General Permitted Development Order) (England) 2015, as amended, allows for the installation of solar equipment on non-domestic premises, subject to a number of requirements. If this project is selected for delivery the Council and its partners would need to seek advice from the Council's Planning department to check it is deliverable through a request for prior approval.

As the site is partially located within the Billingshurst Conservation Area the provision of any solar panels would need to be sited as per the requirements of the GPDO and the panels cannot be installed on the front wall. Installing the solar panels in a location where they can be regularly cleaned is recommended, as this can impact efficiency significantly. Depending on the output of the system a 56-day Prior Approval process may need to be adhered to before installation.

The proposed energy efficiency improvements are relatively easy to implement and could be taken forward quickly, with few constraints that would affect or slow delivery. It is, however, unlikely that a direct benefit for the community could be drawn from the proposals, rather any benefit would be considered indirect. Improvements would help to enhance the existing community asset, increase income and/or reduce operating costs of the venue, thereby having a positive impact on the Parish Council's revenue stream whereby savings could be directed to other community-based improvements.

Billingshurst Women's Hall

Located on the High Street in the village centre of Billingshurst, the Women's Hall was given to the Women of Billingshurst by prominent suffragettes Ellen and Edith Beck in 1923. The Mother's Garden was subsequently opened in 1926 and is sited next to the main hall. At first, the Hall was only available to women, however, men were allowed to enter after World War II. The Hall has historically been used for a wide range of community uses such as dancing classes, playgroups, Brownies and Girl Guides, as well as parties, events and wedding receptions. The Hall is now used by Wakoos breakfast and after school clubs, Billingshurst Dramatic Society, and is used as a venue for fitness classes and various children's activities and events.

The building comprises hall space, a stage, two cloakrooms and a small meeting room. In 2019, Coopers Cabin was constructed, comprising a purpose-built kitchen, cloakrooms and disabled toilet. A caretaker's cabin is also contained within the site. Overall, the facility is in reasonable condition but would benefit from a number of improvements. The proposals set out below have been provided to the Council by the Trustees of the Women's Hall.

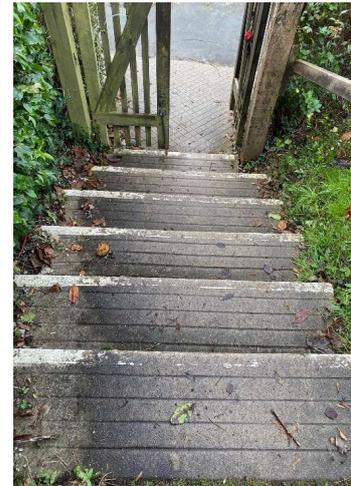


Figure 2.2: Billingshurst Women's Hall

Potential Improvements

The Trustees of Billingshurst Women's Hall have proposed a range of improvements that would improve accessibility of the existing building and improve its energy efficiency, enhancing and securing the longer-term future of the venue. The accessibility and safety improvements would include the provision of an accessible path, a ramp and handrails, along with upgrades to the steps to reduce any potential hazards. Shutters for Coopers Cabin would reduce vandalism and break-ins which have been experienced in the past. The cost for these improvements would cost up to £20,000.

Energy efficiency improvements include the provision of solar panels with battery storage and secondary glazing. The large south-facing roof slope of the Women's Hall was recently assessed and found to be in good condition. The nearby trees do cast some shade on one side of the roof when the sun is low in the sky, however recent tree surgery has likely improved the setting. Early investigations therefore suggest that the roof may be suitable for solar panels and early indicative costs are estimated to be between £15,000 to £22,000. Secondary glazing at a cost of £10,000 is also proposed to reduce heat loss.



Figures 2.3 & 2.4 Current disabled access route for handrail. Figure 2.4 also shows the roof most suitable for solar panels

Figure 2.5: Current condition of hazard paint

Project Feasibility, Considerations and Constraints

A survey will be required to confirm the proposed disabled access ramp is compliant with the relevant regulations. Shade from nearby trees may influence the operational efficiency of the solar panels and whilst this is not expected to have a major effect on power generation, nearby trees would need to be cut back periodically.

As with the provision of solar panels to the Billingshurst Centre it may be possible to install solar panels through permitted development rights. Prior Approval is not expected to be necessary as the output of the system is likely to qualify as microgeneration. The Women's Hall is located in Billingshurst Conservation Area and therefore the positioning of any solar panels would need to meet the requirements of the GPDO. The building is locally listed and whilst this is not a designation considered through permitted development rights; it would be a material consideration if a planning application were required. Installing the solar panels in a location where they can be regularly cleaned is recommended, as this can impact efficiency significantly. This especially important in this locality due to the number of surrounding trees.

A planning application may be required for some elements of the proposals including the ramp and handrail.

Based on existing quotations, estimates between £2,000 and £2,200 of electricity could be generated per year from solar panels, depending on the system installed. Maintenance and repair of the systems would need to be met by the Trustees, but any additional revenue created by selling electricity to the grid could help to offset any costs. The other identified improvements would not be expected to increase the existing cost of running the venue.

Jubilee Fields Clubhouse

The existing sports pavilion is tired and dated and requires improvements to modernise and meet existing demand from a range of different parts of the community. The facility has a single main room and is limited in its offer for community events. One option to improve the current facilities is to demolish the existing pavilion and rebuild a two-tier clubhouse which could incorporate an additional community meeting space. This potential improvement is highlighted in this section of the report given the potential for the project to create additional community facilities, however it is described in full detail on pages 50-54 in the Sports Facilities section.

St Mary's Church

St Mary's Church is a key landmark in Billingshurst and has been for over 900 years. It operates as an Anglican church and serves as a hub for the local community hosting various musical groups, events and as a local foodbank.

In 2022, the Church launched a Transformation Programme to make various functional and accessibility improvements to the with the intention of opening up to a wider range of secular community uses including education, music groups, school visits, local societies, as well as informal drop-ins and meetings. They have received numerous expressions of interest from local groups who are keen to use the space once the Transformation Programme is further progressed. The Church has raised a significant portion of the funds required to implement their proposals, they also have several potential grant funders which are expected to be able to contribute.

The Grade I listed building is conveniently located in the centre of the village nearby to several council-operated car parks and the village centre. The main area of the church has an approximate internal working area of around 195 square metres as well a small chapel, chancel and vestry.

The Church also operates the St Mary's room, a small separate function space (approximately 70 square metres) with space for up to 65 chairs, a large well-equipped kitchen as well as disabled and male and female toilets. It is used daily by religious and secular groups as well as an event space occasionally, although its functionality is limited by its small size. There are hiring rates for use of the facilities with discounts for charities and clubs, and St Mary's advises that this is a charging model that the main building would reflect once renovated.



Figure 2.6: Interior of St Mary's Church

Potential Improvements

The St Mary's Church Transformation team has researched, costed and prioritised various improvements to increase the accessibility and functionality of the building, with the following potential priorities for investment:

Priority 1: Accessible facilities and secure vestry area - £119,000

The first phase proposes installation of an accessible toilet and to secure the vestry area. These improvements would allow the public to visit at their own leisure during visiting hours, even when the building is unattended. Separate to this, the Church is also considering designating its four dedicated spaces for disabled parking.

Priority 2: Upgrade church building entrance with automated doors - £219,000 (inc. priority 1)

The existing set of three entrance doors are unautomated and are not user-friendly. Upgrading the entrance doors to automated operation would remove significant barriers for those with mobility needs. Whilst the historic oak outer door will be retained and held open during visiting hours, the new automated inner doors will enable the church to be accessible by all.

Priority 3: Open 50% floor space, install servery and chairs - £466,000 (inc. priority 1 and 2)

At present, much of the floorspace is taken up by church pews. Removing a proportion of these and replacing with chairs would open up the floor space at the front of the church building. This area would be ideal for concerts, meetings and other community events. Installing a servery would also improve the functionality of the space and further expand the Church's offer.

Priority 4: Open all floor space, install servery and chairs - £612,000 - £641,000 (inc. priorities 1, 2 and 3)

Removing all of the pews, levelling the entire floor and installing wooden or stone flooring would open up the whole area, creating a larger space and offer greater functionality for wider community uses.

Project Feasibility, Considerations and Constraints

The four priorities have been developed by St Mary's Transformation team and are set out in order of the improvements that would need to be delivered sequentially. Any proposed internal and external changes to this Grade I listed building are ecclesiastically exempt and would not require listed building consent. There are five religious groups or denominations in England (all Christian) which are exempt from certain provisions of the Planning Acts, including the need to apply for listed building consent, for ecclesiastical buildings.

The Church does not currently have permission from the Church of England's building regulatory body for the works as presented in the above priorities. They do, however, have approval in-principle as they have been granted permission for all works as a single package, therefore obtaining permission for the works is not expected to be an issue. It should be noted that the procedure to obtain permission, as well as the relevant consultations takes around three months. Whilst any external works would not require listed building consent (because of the ecclesiastical exemption) it is likely that planning permission would still need to be sought for any external changes. Pre-application advice is recommended to understand whether the proposals would require a change of use.

The Church aims to transition to an online booking platform as demand grows, using hiring charges similar to existing community rates across other comparable venues, such as the Billingshurst Community and Conference Centre.

If Section 106 funding were to be sought to fund any of the priorities, consideration of the strict eligibility criteria would need to be taken into account, including the requirement for projects to have not commenced. It should also be noted that the Council is also unable to support activities that promote specific religious or

political views, however, through the work undertaken to date, the Council understands that the principal objective of the St Mary's Transformation Programme is to create enhanced facilities for wider community use.

All maintenance would be required to be undertaken by St Mary's Church as operator of the facility which is the current arrangement. An increased insurance premium due to the additional access and the cost of stocking a servery will generate some additional costs for the Church, however, this would be expected to be outweighed by the additional revenue generated via community hiring fees of an enhanced venue.

Other Community Facilities Available in Billingshurst

The Council has engaged with a number of different community groups and organisations to understand where improvements to existing facilities could be delivered to meet the needs of the local community. At the time of writing no improvement schemes were put forward to the Council as part of the Council's research and engagement activities that were conducted to develop the list of potential projects. However, for completeness, we have summarised below the other meeting facilities / community spaces that are available in Billingshurst Parish.

Adversane Hall

Billingshurst Parish Council owns Adversane Mission Hall which is located on Adversane Lane. It is leased to the Adversane Hall Trustees who manage the day-to-day running of the hall. The hall was leased to a nursery, however the nursery closed in 2023. The hall is largely vacant now. It is worth noting that the lack of nursery care was frequently mentioned in the early engagement survey feedback. Billingshurst Parish Council advises that there are no proposals to provide upgrades to the facility at this time. As of February 2026, Billingshurst Parish Council have listed the facility for sale.

Given its location, improvements to this facility would be unlikely to benefit a significant number of people especially when compared to delivering improvements to the other facilities located in Billingshurst which are more accessible to the local community.



*Figure 2.7: Adversane Village Hall.
Source: Billingshurst Parish Council*

The Depot, 83a High Street

Located on the High Street in Billingshurst village centre and formerly in use as an estate agent's office, The Depot was purchased by the Parish Council in 2019. The ground floor has been converted into a small community facility, with capacity for around 10 people.

The property includes the flat above which is currently rented out. The facility is popular and is used for smaller group activities such as the Social Prescribers, Board Games Café and a SEND Parents' support group. This space is also frequently used by the Billingshurst Neighbourhood Wardens. Whilst the facility is

a useful asset for small groups or as a drop-in space, it does not have the capacity to hold events for larger groups.

Billingshurst Parish Council has recently fitted new televisions with consoles, provided sofas, and installed Wi-Fi to make the space more welcoming and functional. The Parish Council is also in the process of reaching out to community groups directly and via the Neighbourhood Wardens to advertise the space and further increase its use.



Figure 2.8: The Depot, 83a High Street, Billingshurst



Figure 2.9: Billingshurst Men's Shed, Billingshurst

Billingshurst Lawn Tennis Club

Billingshurst Lawn Tennis Club occupies four artificial-clay courts at the northern end of Lower Station Road Recreation Ground, adjacent to the Scouts & Guides headquarters. The courts, floodlit since 2008 and refurbished in stages through 2012, are leased long-term from Billingshurst Parish Council. All four courts are available for booking via the club website; court 4 is bookable by non-members on a pay-as-you-play basis. Membership options (adult, junior, student, family, etc.) are paid annually and grant access to the clubhouse, equipped with changing rooms. The club serves tennis enthusiasts of all ages across Billingshurst and surrounding parishes.

Billingshurst Men's Shed

The Billingshurst Men's Shed is a community building in the corner of Station Road Community Gardens. They are a part of the UK Men's Sheds Association, a community wellbeing project for men and women to take on hobby construction projects. The shed was constructed in 2023 and is well equipped with tools, machinery and reclaimed materials.

The facility is in a convenient location, with plenty of parking at the nearby leisure centre and quick access to Station Road Community Gardens. The Men's Shed have recently completed construction of a second building at the rear of the current facility to store additional materials.

Local Churches

There are four churches in Billingshurst: Billingshurst Family Church, St Gabriel's Roman Catholic Church, Trinity United Reformed Church, and St. Mary's Church (please see pages 28-30 for details on St Mary's Church).

Billingshurst Family Church is part of the international Commission family of churches and holds its services and activities at Billingshurst Community and Conference Centre. In addition to the weekly Sunday worship, Billingshurst Family Church hosts toddler groups, seniors' coffee mornings, spiritual and community groups and courses, such as those for financial management and faith exploration.

Trinity United Reformed Church is situated at the mini-roundabout junction of West Street (formerly the A272). Its hall, with a maximum capacity of 60, features a kitchen which was refurbished in 2019, full accessibility (including disabled toilets and baby-change), digital screens and one on-site parking space (additional parking in a nearby public car park, 5 minutes' walk; 10 minutes' walk from the railway station). Community activities include a weekly dementia café.

St Gabriel's Roman Catholic Church is situated on East Street in Billingshurst village centre. Its adjoining hall, which has a capacity of 100, is regularly hired by community groups; the facility includes a kitchen, accessible toilets and dedicated parking.

Scout & Guide Headquarters

For over 90 years, Billingshurst Scouts & Guides has provided scouting and guiding opportunities to the village's youth. Today, the organisation serves approximately 240 young people and frequently hosts evening sessions attended by 30 or more members. As a registered charity, Billingshurst Scouts & Guides not only deliver a wide variety of activities but also play an active role in various community events, such as the Billingshurst Show, the fireworks display, the Christmas fair, and the Remembrance parade.

The combined Scout and Guide headquarters on Lower Station Road sits adjacent to the recreation ground and tennis club. The existing building (a prefabricated structure dating from around the 1960s or 1970s) has been incrementally extended since its construction. The current overall condition of the building is deteriorating, and its layout is ill-suited to the group's needs, with inadequate storage space and a poorly planned layout. Consequently, the hall operates at capacity most evenings (from 4pm to 9pm), with back-to-back meetings and little flexibility for additional activities. A waiting list of over 200 children emphasises the need for improvements to the existing facilities. Alternative venues, such as the Women's Hall, have proven too restrictive in both space and storage, and fail to meet the Scouts' and Guides' specialised requirements.

Whilst no project has been identified as a part of Better Billingshurst, the Council understands that Billingshurst Scouts & Guides aspire to move to a larger facility featuring multiple meeting rooms to accommodate simultaneous sessions, dedicated kitchens and restroom facilities, generous, secure storage for large-scale equipment, and outdoor cooking and activities areas.



Figure 2.10: Scouts & Guides Headquarters

Sports and Leisure Facilities at The Weald Community School and Sixth Form

The Weald Community School and Sixth Form is a co-educational secondary school and post-16 centre serving approximately 1,700 pupils (Years 7-11) and over 300 sixth-form students. Opened in 1956, the

school occupies a prominent site on Station Road, Billingshurst. Its grounds adjoin the main road through the village and is shared with Billingshurst Leisure Centre, benefiting from ample on-site parking and good public transport links (only a 5-minute walk from Billingshurst Train Station).

Responsibility for the school lies with West Sussex County Council as the educational authority. The Weald provides access to a wide range of groups in addition to after school clubs and sports teams:

- Youth Boxing Club - funded by Billingshurst Parish Council and now based in the school's dance studio (formerly at the Billingshurst Community & Conference Centre).
- Community Larder - operates from the Weald School's caretaker's house every Wednesday morning.
- The sports halls, school's hall and astroturf pitch are all hired out to local sports teams, events, Scouts & Guides, dance and theatre clubs.

The Council has been advised that there are no plans to expand the current offer due to its school status and the requirements for DBS clearance and / or a member of staff being present.

Green Infrastructure, Open Space and Recreation

Burial Ground

Current Provision

There are three cemeteries in Billingshurst:

- Billingshurst Trinity United Reformed Churchyard
- Billingshurst Unitarian Chapel Cemetery
- St Mary's Churchyard

However, these cemeteries are closed and there is no further burial space available to the general public in the Parish of Billingshurst.

Horsham District Council is the responsible burial authority and there is currently a 14-year supply of burial land in the District. Additional space has been provided at Hills Cemetery recently, however there is no longer capacity at Roffey Cemetery for new plots and Denne Road cemetery is also now closed.

There is no identified District-wide requirement for additional burial space as the strategic site allocation at Land North of Horsham (Mowbray) is expected to provide all of the District's burial ground requirements for approximately the next 100 years. Additional burial or memorial ground space to serve Billingshurst is therefore identified as a local aspiration.

Relevant Evidence and Stakeholder Feedback

In the early stakeholder engagement, Billingshurst Parish Council advised that a burial / memorial ground should be established in Billingshurst. Policy Bill 5 of the Billingshurst Parish Neighbourhood Plan also supports the provision of an appropriately sited burial ground by either the local authority or private providers, provided it is in a disused, non-residential area, not suitable for food production, improves biodiversity and green infrastructure and does not have a negative impact on groundwater or surface water.

Project Feasibility, Considerations and Constraints

Whilst providing additional burial space is a policy objective of the Billingshurst Parish Neighbourhood Plan, no suitable land that meets the Neighbourhood Plan criteria has been identified as part of the Better Billingshurst Programme to date. Delivery of a new burial ground is likely to be very costly, not only in terms of land preparation, but also the ongoing management and maintenance costs of running such a facility.

In 2023 the Environment Agency (EA) introduced new groundwater pollution regulations which affect burial sites. Planning permission for any new cemeteries would require EA approval.¹³ Environment and hydrological surveys are required to determine the suitability of a site for burials. New cemeteries also require infrastructure services including road connections, a building to provide services such as toilets and an office.

Early-stage work undertaken for the provision of a cemetery at the strategic site on land north of Horsham, known as Mowbray, has indicated that providing a built facility would cost between £1.5million to £2million, although this does not include any additional costs for the purchase of the land as this forms part of the strategic site allocation for Land North of Horsham. It is difficult to identify potential revenue costs without a more developed scheme to consider, however, based on the three cemeteries that the Council operate in Horsham, there is potential for a new cemetery to generate a small profit, although this would be dependent on the number of burials per year, taking into account the ongoing operating and maintenance costs.

Law Commission Proposals

The Law Commission has recently laid out proposals to reform the law of burial in England and Wales and formalise it into a single piece of legislation.¹⁴ One of the aims of these proposals is to address the lack of burial space by extending the permissions of burial grounds to create additional graves on the same footprint, allowing more people to be buried closer to where they lived. A consultation was held between October 2024 and January 2025. These proposals are at an early stage, and it is not known if, or which, elements of these proposals will become law.

It is therefore not possible to identify a suitable project as part of the Better Billingshurst Programme at this time, although if the proposals are progressed it may mean that additional burial space can be made available to the residents of Billingshurst in the future. Nevertheless, the Council has included the provision of a burial ground as a potential project in the public consultation to gather the views of the community and to reflect the aspiration from parts of the community in this evidence report which can be used to inform decision-making around future development in the Parish.

Memorial Ground / Garden of Remembrance

The law on scattering ashes on land is relatively limited, only requiring the landowner's permission and compliance with the relevant environmental guidelines.

Creating a memorial ground or garden of remembrance would provide a specific place where the people of Billingshurst Parish can scatter ashes and remember loved ones in a peaceful, natural area. In the early stakeholder engagement, a memorial ground for the scattering of ashes was identified as a potential project for delivery by Billingshurst Parish Council.

Project Feasibility, Considerations and Constraints

The provision of a memorial ground or garden of remembrance may require planning permission for a change of use. If a change of use was not required, it is likely that local authority permitted development rights could install some of the typical infrastructure such as benches.

A memorial ground would require significantly less land than a burial ground, however a suitable site has not been identified at this stage of the Programme and it has therefore not been possible to establish the costs of delivering a new site as part of the project scoping work undertaken to date.

The provision of a memorial ground / garden of remembrance would also require ongoing funding for managing and maintaining such a facility and the costs of operating a site and who would manage the facility would need to be understood in detail if a scheme were to be progressed. Whilst there is no active proposal that can be taken forward without the available land, the Council has included this as a potential

¹³ [Environment Agency's approach to groundwater protection \(2018\)](#)

¹⁴ [Law Commission Considers Changes to Update Centuries-Old Burial Laws \(2024\)](#)

project so the views of the community can be documented and taken forward for further consideration in the future. The operational costs associated with a memorial ground are considered to be relatively low but would vary significantly depending on size of the site as well as the features and equipment included.

Further strategic-scale development in the Parish could consider opportunities for incorporating this facility to serve the local community.

Allotments or Community Garden Space

Current Provision

There is one allotment site available in Billingshurst totalling 1.29 hectares. It has 60 allotment plots and is situated in the north of the village at Manor Fields, off Coombe Hill. The allotments are owned by Billingshurst Parish Council and run by the Billingshurst Allotment Society. They do not have enough allotments to fulfil demand and currently have a waiting list in place.

Relevant Evidence and Stakeholder Feedback

The Council's Open Space Sports and Recreation Review (2021) found that the current provision of allotments in Billingshurst is just over 22% lower than the recommended standard per resident.¹⁵ Using the Allotment Society's recommended standard Billingshurst has a 56% deficiency in allotments.¹⁶

The lack of allotments in Billingshurst was raised by a range of organisations in feedback from the early stakeholder engagement, including Billingshurst Parish Council, Billingshurst Allotment Society and the Billingshurst Women's Institute.

Project Feasibility, Considerations and Constraints

There is no space to expand the existing allotments site. There is a small piece of woodland to the north-east of the existing allotment site owned by Horsham District Council, however there are numerous planning constraints and charges against the land, making it unsuitable for allotments.

There are currently no identified sites to provide new allotments in Billingshurst. If a suitable site was to be identified, the majority of the cost would be for purchasing the site, setting up plots, paths, water standpoints and a communal shed. Once a site is established allotments have minimal running costs and can often generate a small profit.

Play and Recreation Spaces for Children and Young People

HDC Evidence and Other Relevant Guidance

HDC's Play Strategy (2017-2027) seeks to ensure all children have access to play facilities. To guide both the Council and its partners, the strategy sets out seven strategic objectives.¹⁷ These are:

1. Improve the public realm as a child friendly environment which offers stimulating and challenging play opportunities.
2. Ensure our play spaces are clean, safe and non-threatening.
3. Encourage local people to use our play spaces to benefit their health and wellbeing.
4. Work to reduce the barriers that prevent children from accessing and playing in the general public domain.
5. Work with partners to identify opportunities for improving places for children and young people to play.

¹⁵ [Open Space, Sport, and Recreation Review, Horsham District Council \(2021\)](#). *Billingshurst has 1.4 sq m per resident, the recommended quantity standard is 1.8 sq m per resident.*

¹⁶ [National Allotment Society Policy Document 101 Plot Sizes](#). The National Allotment Society Standard is 2.5 sq m per resident.

¹⁷ [Play Strategy 2017-2027, Horsham District Council](#)

6. Encourage children and young people to encounter the natural environment.
7. Deliver excellent value and high performance while keeping the customer at the heart of what we do.

An accompanying action plan translates these objectives into site-specific improvements, several of which have been implemented in Billingshurst. The Better Billingshurst Programme presents an opportunity to secure additional funding, to assist with delivering these objectives in the Billingshurst area.

The Open Space, Sport & Recreation Review (2021) finds that Billingshurst has sufficient children's play equipment¹⁸ but lacks facilities for young people such as Multi-Use Games Areas (MUGAs), skate parks, bike tracks, and youth shelters.¹⁹

Policy Bill 4 of the Billingshurst Parish Neighbourhood Plan reinforces the need for play provision across all age groups and calls for additional and enhanced youth amenities, such as skate parks and MUGAs.

Lower Station Road Recreation Ground and Station Road Community Gardens are both designated Local Green Spaces (LGS) in the Billingshurst Parish Neighbourhood Plan. The Local Green Space designation is a powerful tool for neighbourhood planners as it can be used to protect community assets such as open space. The designation is a strong one in policy terms and there is a high threshold for LGS designation as the three tests must be met as outlined in the National Planning Policy Framework. Once allocated the level of protection afforded to LGS is akin to 'green belt'. Paragraph 108 of the NPPF stipulates the following: *"Policies and decisions for managing development within a Local Green Space should be consistent with national policy for Green Belts set out in chapter 13 of this Framework."* It follows development on LGS must be 'exceptional'.²⁰

Early Engagement and Stakeholder Feedback

During the early engagement consultation, students, parents and carers from local schools highlighted a strong preference for larger, central playgrounds over smaller, dispersed neighbourhood sites. Respondents called for a wider range of play equipment, including bouldering walls, trampolines, swings and accessible apparatus, to better cater for children of all ages and abilities. Some noted a particular shortfall in facilities for older children and young teenagers, such as skate parks and youth shelters. Parents also emphasised the importance of designs that discourage anti-social behaviour.

Current Provision

To inform this report, an assessment of play areas, youth facilities, and open spaces in Billingshurst was conducted with support from the Council's Parks and Countryside team. Three key sites – Lower Station Road Recreation Ground, Station Road Community Gardens, and Jubilee Fields – were identified as potentially suitable for additional facilities. Proposals and initial designs for these sites have been drafted in line with consultation feedback and the priorities set out in HDC's Open Space, Sport & Recreation Review.

Billingshurst Parish Council owns and is responsible for these three sites. Feedback from the public consultation has been shared with the Parish Council who will consider in detail the proposed improvements for children and young people in these locations following the public consultation. All of these projects are subject to the Parish's landlord's consent, feasibility and further development.

In addition to the potential improvements identified for the three key sites, a project to upgrade and replace equipment and ancillary items in other Billingshurst play areas has been included.

¹⁸ [Open Space, Sport, and Recreation Review, Horsham District Council \(2021\). p.84. Billingshurst has 0.6m² of children's play equipment per resident, the recommended quantity standard is 0.5m²](#)

¹⁹ [Open Space, Sport, and Recreation Review, Horsham District Council \(2021\). p.84. Billingshurst has 0.2m² of youth equipment per resident, the recommended quantity standard is 0.4m²](#)

²⁰ [National Planning Policy Framework, Ministry for Housing, Communities & Local Government](#)



Figure 2.11: Play Areas and Youth Facilities in Billingshurst

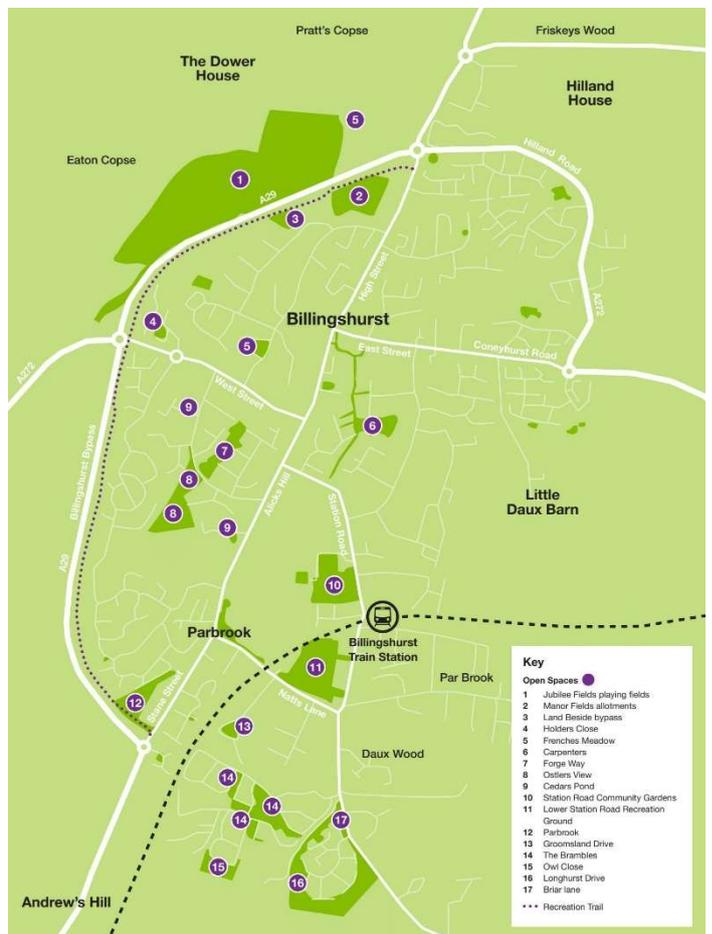


Figure 2.12: Open Spaces in Billingshurst

Lower Station Road Recreation Ground

This Parish owned area includes a children’s playground (Natts Lane), a skatepark and over 14,500sqm of recreation space, with two small football goals on the grass and a basketball hoop. The site benefits from mature tree boundaries that frame pleasant views across the field. Its central location (adjacent to the train station, the secondary school and a small parade of shops) ensures convenient access.

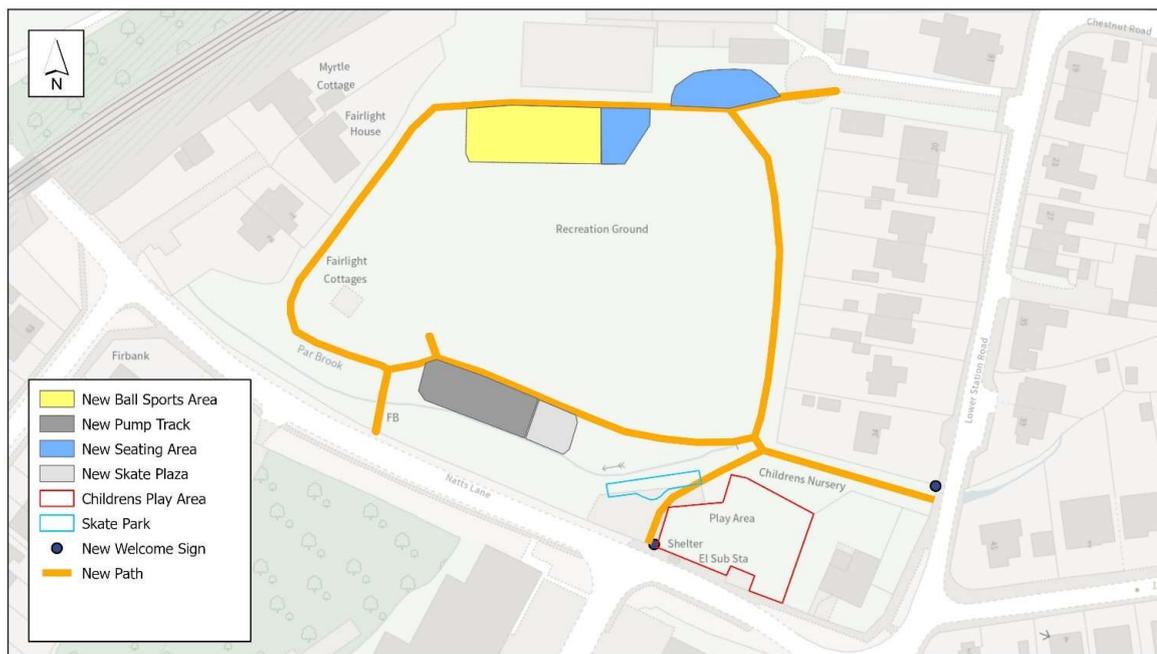


Figure 2.13: Proposed Improvements for Lower Station Road Recreation Ground

Several potential improvements have been identified for this site as shown in Figure 2.13. It should be noted that these are initial designs and the location and size of the facilities may be subject to change if the scheme is progressed.

Potential Improvement: Skatepark and Pump Track

The existing skatepark is small, with a single half-pipe, suitable for beginners and young users and is situated next to Natts Lane children's play area. A structural assessment commissioned by the Parish Council and undertaken in May 2023, found that while the ramp is generally sound, 2-5mm cracks are apparent, which could widen over time due to subsidence.

Replacing the half-pipe with a combined skate plaza and pump track would create a distinct, youth-focused zone. Both features ranked highly in the early engagement with the schools (including the Weald survey, parent feedback and the Fair Space Task & Finish Group's Outdoor Leisure Facilities Survey) and would help address Billingshurst's shortfall of outdoor youth facilities, which currently sits at around half the recommended provision.²¹

Based on previous Horsham District Council projects a concrete skatepark is anticipated to cost up to £300,000 and a pump track around £96,000. A skatepark of this size can be expected to cost around £690 per annum to maintain and a pump track around £990 per annum.

Potential Improvement: Accessible, Sensory, and Natural Play Equipment

There is room inside the existing Natts Lane play area fence to install several pieces of new equipment. The Billingshurst Neighbourhood Plan calls for natural play elements in new schemes, and early engagement feedback highlighted the need for greater variety and accessible features. Adding natural, sensory and inclusive play apparatus here would broaden the site's appeal and offer richer play experiences for all ages and abilities. Examples of accessible, sensory and natural play equipment are contained within figures 2.14, 2.15 and 2.16.

These improvements can be expected to cost in the region of £64,000 and around £300 per year in maintenance.



Figure 2.14: Accessible roundabout at Newman way play area

²¹ [Open Space, Sport, and Recreation Review, Horsham District Council \(2021\), p.8](#). Billingshurst has 0.2 sqm per resident, recommended quantity standard is 0.4.



Figures 2.15 and 2.16: Sensory and natural play equipment at Newman way and Challen street play areas

Potential Improvement: Perimeter Path

Introducing a formal path around the play area, complete with seating and clearly defined entrances from Natts Lane and Lower Station Road would make the Recreation Ground usable all year. This loop would link existing and future facilities, provide easy, level access for everyone (especially those with limited mobility) and improve access around the currently muddy sections around the steep Lower Station Road entrance.

A tarmac perimeter path is expected to cost in the region of £142,000 for a 2.5m wide design. A tarmac path can be expected to last around 20 years. The amortised cost of its upkeep is therefore in the region of £7,100 per year.



Figure 2.17: The entrance from Lower Station Road is steep and often muddy

Potential Improvement: Multi Sports Area

Currently, the only marked sports facility on the Recreation Ground is a pair of grass football goals and basketball hoop. While they serve informal matches in dry conditions, the ground becomes waterlogged and muddy during winter, limiting year-round use.

Feedback from students and the recent Fair Space Task & Finish Group's Outdoor Leisure Facilities Survey highlights a strong desire for a hard-surfaced court area for basketball, netball, football and even simple gymnastics apparatus (for example, handstand walls and low bars). Based on previous Horsham District Council projects that this can be expected to cost around £180,000 to build and £1,100 in annual maintenance.

Potential Improvement: Seating Areas

Creating versatile seating zones, potentially framed by low planting and small trees, would provide attractive gathering places for all users, with design elements (such as bench heights and informal group cluster layouts) tailored to appeal especially to girls.

Key points from early stakeholder engagement included calls for more varied, open-plan seating areas. Similarly, the Open Space, Sports and Recreation Review (2021) and the Billingshurst Parish Neighbourhood Plan identify a broader gap in youth-oriented seating.

The costs associated with provided a seating area could vary significantly depending on the proposed size and design. Based on a previous project at Roffey Recreation Ground that the Council delivered could cost around £96,000 to build and £590 per year in maintenance.

Project Feasibility, Considerations, and Constraints

Any enhancements will be contingent on securing the Parish Council's agreement as landowner and formal approval through their decision-making processes. It is anticipated these improvements will require planning permission. Further engagement with the community to help develop any proposals may be of benefit.

The space is used for the Billingshurst Carnival and other events. All proposed improvements must preserve open areas for these large-scale, temporary uses.

Lower Station Road Recreation Ground (alongside Station Road Community Gardens) is designated as Local Green Space (LGS) in the Billingshurst Parish Neighbourhood Plan, affording it protection comparable to Green Belt policy. Development is therefore strictly controlled and only permitted in exceptional circumstances, subject to specified exemptions. Proposed development in this location would require detailed engagement with Billingshurst Parish Council and pre-application advice sought from the Council's Planning team.

Station Road Community Gardens

Station Road Community Gardens is owned by the Parish Council and co-managed with the volunteer group Friends of Station Road Community Gardens. The site already offers a children's playground, a Multi-Use Games Area and a sheltered seating zone.

Potential Improvement: Ground Level Lighting and Pathway Resurfacing

Resurfacing a section of the existing pathway (marked in orange on Figure 2.18) and introducing lighting around the MUGA and adjacent seating area would significantly enhance safety and accessibility. Feedback from students at The Weald and the Fair Space Task & Finish Group's Outdoor Leisure Facilities Survey emphasised the need for well-lit routes. These improvements are estimated to cost in the region of £12,000, and approximately £100 per year to maintain.

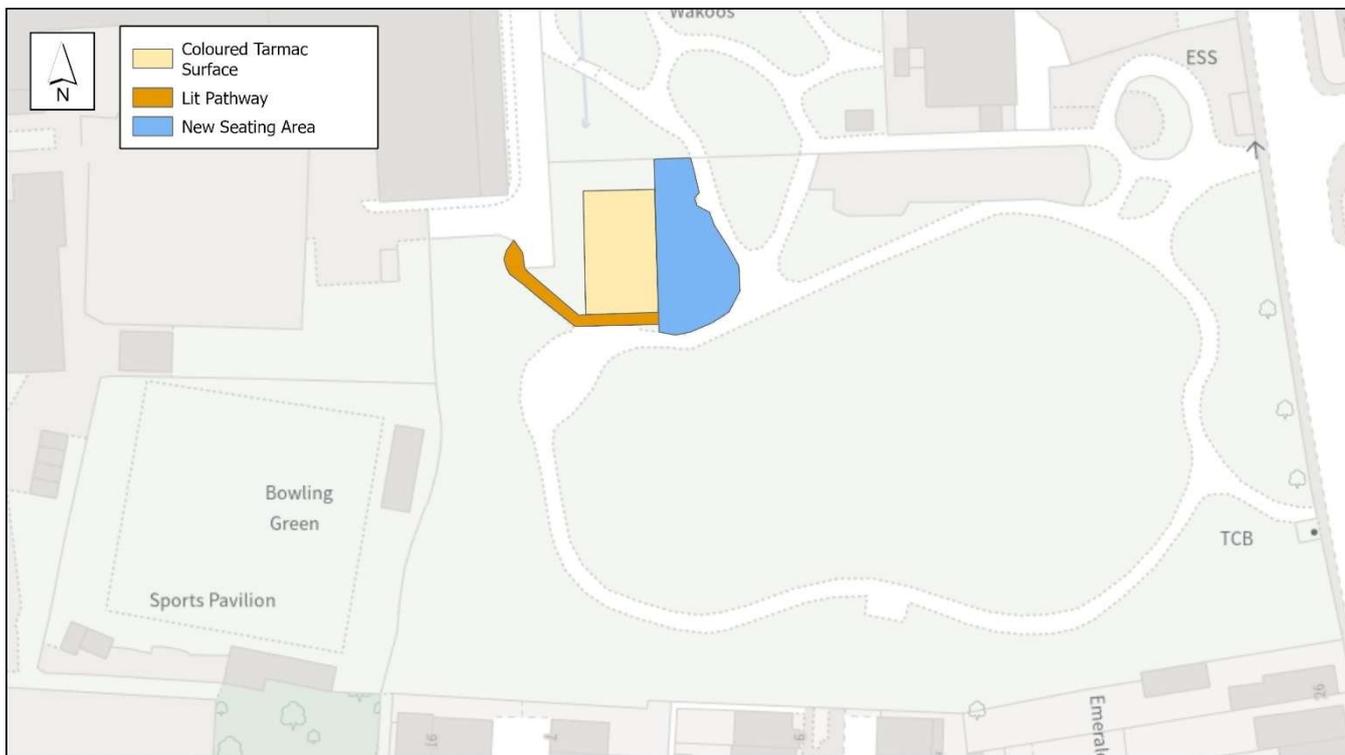


Figure 2.18: Layout of Proposed Improvements

Potential Improvement: Seating Area

The current sheltered seating area is perceived to attract anti-social behaviour and can only be used by a single group. Replacing it with an open, flexible seating area would invite multiple groups to use the space simultaneously and create a more inclusive environment. This design aligns with the Neighbourhood Plan’s call for enhanced youth facilities and helps to address Billingshurst’s existing shortfall.

The cost associated with provided a seating area could vary significantly depending on the size and design. Based on a previous project at Roffey Recreation Ground this could cost around £102,000 to build and £620 per year in maintenance.



Figure 2.19: Current sheltered seating area

Potential Improvement: Ball Court Resurfacing

Resurfacing the ball court in vibrant colours with multiple line markings would help to transform it into a dynamic, multi-use space. Clear, colour-coded lines for basketball, netball, mini-football and other games will allow different user groups to play simultaneously without conflict. Thoughtful integration with the new seating hub will ensure easy spectating.

Resurfacing and painting the ball court is expected to cost around £30,600. This would be expected to last around 20 years, therefore the amortised cost of its upkeep is in the region of £1,530 per year.

Project Feasibility, Considerations, and Constraints

Any enhancements will be contingent on securing the Parish Council's agreement as landowner and formal approval through their decision-making processes. Resurfacing the ball court may require planning permission if it is not on a like-for-like basis.

Station Road Community Gardens (alongside Lower Station Road Recreation Ground) is designated as Local Green Space (LGS) under the Billingshurst Parish Neighbourhood Plan, affording it protection comparable to Green Belt policy. Development is therefore strictly controlled and only permitted in exceptional circumstances, subject to specified exemptions. Proposed development in this location would require detailed engagement with Billingshurst Parish Council and pre-application advice sought from the Council's Planning team.

Jubilee Fields

At present, Jubilee Fields offers a selection of outdoor gym equipment along the recreational path, but there is no formal playground for children. The Billingshurst Sports and Recreation Association (BSRA) has highlighted this gap and expressed interest in a play area. A convenient location for this would be where the cricket nets are currently located, as this can be easily accessed from the footpath and is visible from the clubhouse terrace, allowing parents to maintain visibility of their children. Creating a play area in this space is somewhat contingent on the cricket nets being replaced and moved behind the proposed site. (please refer to the project in the Sports Facilities section). If the cricket nets are not relocated, a smaller play area could be considered. In the ~110m² area between the existing cricket nets and the path.



Figure 2.20: Proposed New Layout for Cricket Nets and Play Area

Potential Improvement: New Play Area

Feedback from early stakeholder engagement consistently called for larger swings and equipment that accommodates a broader age range. Splitting the play area into two areas for younger and older children would be appropriate given the absence of nearby alternatives. There is also scope to integrate an outdoor gym or basic gymnastics apparatus reflecting community interest in multi-use fitness opportunities. Anti-social behaviour has been an issue at the site and this would need to be carefully considered as part of any design.

A new play area in this location is estimated to cost in the region of £120,000, however this estimate could vary significantly depending on its design and the scale of any facilities. Protective fencing is expected to cost around £24,000.

The play area itself can be expected to cost around £990 per year to maintain. On the basis that the fencing would need replacement after 20 years the amortised cost is £1,200 per year.

Project Feasibility, Considerations, and Constraints

Protective netting or fencing would be required to prevent cricket balls from entering the play area due to the proximity to the cricket field. This has been factored into the initial design, but pre-application planning advice would need to be sought to understand this in more detail, along with other potential development constraints. It is anticipated that any fencing or netting around the play area may need to be relatively high to provide sufficient protection when cricket is in play.

Any enhancements will be contingent on securing the Parish Council's agreement as landowner and formal approval through their decision-making processes.

General Repairs and Upgrades to Existing Play Parks

Potential Improvements

Various potential improvements were identified during an assessment of play areas, youth facilities and open spaces conducted in early 2025. This includes but is not limited to: improved signage and wayfinding, repairs, replacement and provision of equipment and ancillary items e.g. bins.

Project Feasibility, Considerations, and Constraints

If this project was to be taken forward it is anticipated that a prioritised list of specific improvements would be identified in conjunction with the Parish Council.

It is considered the improvements would reduce revenue expenditure in most cases by repairing and replacing additional equipment that would otherwise come from the Council or Parish Council's maintenance budgets. If new equipment or ancillary items were to be installed there may be a small revenue burden to the Council or Parish Council. Indicative costings and revenue implications cannot be generated as the project is not sufficiently defined. It is likely that the improvements could be delivered as part of a local authority's permitted development rights.

Sports Facilities

Jubilee Fields Country Park and Sports and Leisure Complex

Jubilee Fields covers 38 hectares and is a large country park and sports and recreation complex. It was delivered as part of a strategic development granted outline planning consent in 1997, for the erection of 545 dwellings to the west of Billingshurst. Development of Jubilee Fields as it is seen today has been developed through a series of planning applications including development of the playing fields, the formation of a fishing lake (granted in 2003) and erection of the sports pavilion (granted consent in 2005).

Jubilee Fields is owned by Billingshurst Parish Council and leased to the Billingshurst Sport and Recreation Association (BSRA). The BSRA is a not-for-profit organisation which oversees the running of Jubilee Fields, and also incorporates Billingshurst Football Club, Billingshurst Youth Football Club and Billingshurst Cricket Club. From 2025, the Football and Cricket Clubs run 39 adult and junior teams.

The facilities provide the main open space serving the Billingshurst community plus a range of leisure and sports facilities. They comprise:

- Country walks, open to dog walkers
- Main football pitch including a seating area
- Junior football pitches
- Sports pavilion
- Fishing lake
- Burnt Row Wood woodland
- Trim trails
- Picnic and recreation areas
- Large car park

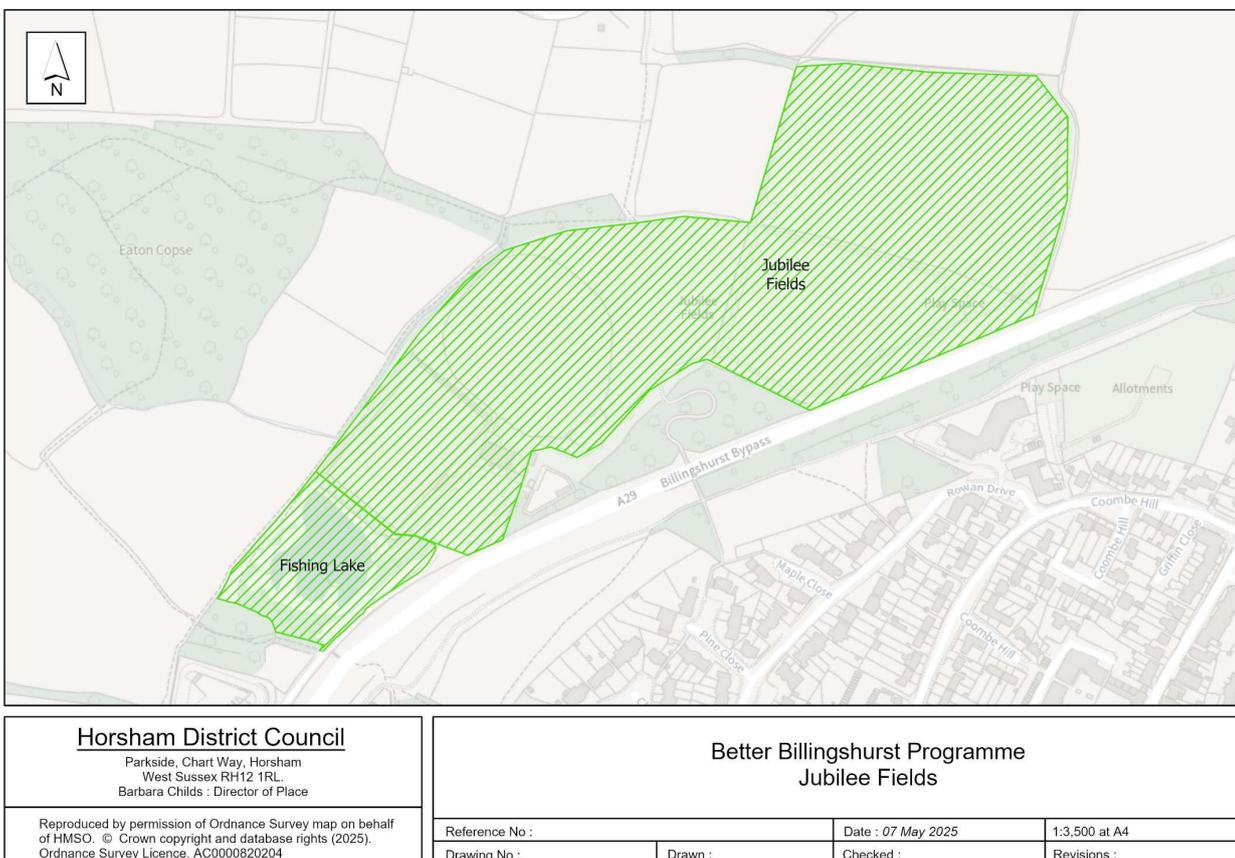


Figure 2.21: Jubilee Fields Recreation Ground

Some of the facilities at Jubilee Fields are in poor condition and it has been acknowledged in the Billingshurst Parish Neighbourhood Plan that there is a need to modernise some of the facilities. Horsham District Council has been working closely with Billingshurst Parish Council and the Billingshurst Sports and Recreation Association (BSRA) to understand the existing provision and areas for improvement. A wide range of potential new and improved facilities for Jubilee Fields have been assessed and are set out below.

Drainage Improvements to the Existing Football Pitches

Current Provision

Jubilee Fields has three adult pitches and several youth team pitches (with the existing facilities providing the equivalent of five full size pitches). The main senior pitch is floodlit and has a 100-seater stand. Billingshurst Football Club currently runs four senior football teams and 19 youth teams from under 8s up to under 18s²². They are also in the process of adding a women's side. In total the pitches equate to some 46,000 sqm.

There are significant drainage issues on all of the adult pitches and the junior pitches at Jubilee Fields. This causes matches to be frequently cancelled, especially in the winter months. This situation not only affects the teams wanting to play but also has operational and financial impacts on the BSRA and Billingshurst Football Club because the pitches become unusable, particularly in the wetter months, and the organisations are forced to hire other facilities to accommodate football matches. This can typically cost around £180 to £300 per game, depending on which alternative pitch is hired. The BSRA also loses out on any revenue from the bar and food operations which can bring in up to £600 per game and help to support the facilities. The BSRA advises that the cost of securing other facilities, coupled with the loss of revenue when hosting matches on-site is having a financial impact on the BSRA which is run as a not-for-profit organisation.

On numerous occasions volunteers at Billingshurst Football Club have worked to find short-term solutions to the drainage issues, the Parish have also provided funds for ad-hoc works, however it is apparent that significant work and investment would be needed to improve the situation in any meaningful way.



Figure 2.23: Condition of the main pitch on a cancelled matchday



Figure 2.24: Junior pitch at the top of Jubilee Fields used by U12s, U13s and U14s. Source: BSRA

Relevant Evidence and Stakeholder Feedback

Horsham District Council's Playing Pitch Strategy²³ sets out that in Horsham District there are 26 pitches rated as good and 32 pitches that are rated as poor quality. Jubilee Fields is identified as poor quality.

Feedback from the community groups and schools' consultation indicates there is a strong desire to improve the current football pitches as they are often unusable. There was a recognition that Jubilee Fields is the largest open space and main sporting facility in Billingshurst and maintaining it is important for the physical and mental health and wellbeing of the community. A lack of provision for women and girls' sports was raised both in the consultation feedback and in discussions with key stakeholders.

As of the 2026-2027 season the FA plans to implement changes to junior football to adjust the number of players depending on age²⁴. In response to this, Billingshurst Football Club may need to adjust their pitch sizes and redraw their lines, potentially reducing the flexibility as to which pitches can be used. This may increase the need to have pitches in good working condition throughout the year.

FA Planned Age Groups and Pitch Sizes 2026 – 2027 Onwards	
Under 7's and below	3v3
Under 8's & Under 9's	5v5
Under 10's & Under 11's	7v7
Under 12's & Under 13's	9v9
U14's and above	11v11

Potential Improvements

In February 2025, a specialist sports drainage company visited the Jubilee Fields site to assess the existing drainage system which was installed by the developers of the site. They found that the spacing between the drains were far too wide, more similar to an agricultural specification than a system suitable for sports pitches. They recommended removing the existing drainage system and replacing it with a sports-specific system with much tighter spacing between the drains. In addition to this, a secondary drainage system to carry water from the surface to the drains could be installed. There are a few small areas of the grounds near the top cricket square and skatepark that currently have no drainage system in place, installing drainage in these areas would make them suitable for smaller 3v3 or 5v5 pitches.

Indicative costings at this stage are in the region of £40,000 per pitch for the primary drainage and £20,000 per pitch for the secondary drainage. The cost for implementation for the whole site is in the region of £500,000, although this may vary significantly depending on the system required.

The BSRA has been recommended to undertake a specific drainage study of the pitches to assess the levels and topography in more detail and create a detailed design of a site-wide drainage system. The results of this assessment would provide a specification and subsequently allow for more accurate indicative costs to be provided. This detailed design and assessment could be used to tender for the works.

The fishing lake at Jubilee Fields plays an important role in the drainage by controlling the rate of flow from the site but suffers from a significant overgrowth of reeds especially around the inlet and outlet, this significantly reduces its efficiency and has led to flooding of the surrounding areas at times. Similarly, the drainage ditches around the main pitch and fishing lake would benefit from cleaning out and realigning.

²³ [Pitch Strategy \(2019\), Horsham District Council](#)

²⁴ [FA update on the future of youth football in England \(December 2024\)](#)

Reducing the buildup of reeds in the fishing lake would also be beneficial to anglers. The BSRA has obtained a quotation for these works for £24,000.

Project Feasibility, Considerations and Constraints

Advice from different stakeholders regarding the length of time that a pitch undergoing works is out of action has been conflicting. The drainage specialist advised that replacing the existing drainage system across the site would be expected to take around two to three months, after which it has been recommended that the pitches are not used for a further month to allow the surface to grow through. Advice from the Council's Parks and Leisure teams has also suggested that pitches can be out of action for up to a year. If improvements to drainage of the pitches at Jubilee Fields is selected as a project to be taken forward it would therefore be essential to understand the timescales through more detailed feasibility work.

Pre-application planning advice would be required before advancing this project as works on this scale may require planning permission. In addition to this, ordinary land drainage consent from WSCC may be required as they are the Local Lead Flood Authority. Consent from the Environment Agency may also be required.

Any investment in the drainage is recommended to be undertaken in stages to minimise impact and allow for the key pitches to be prioritised. A secondary drainage system would require specific maintenance to dress the pitches annually. The BSRA has confirmed it is willing to pay for and undertake this future ongoing maintenance.

The poor drainage has forced matches to be relocated to other grounds frequently. This affects play and reduces opportunities for all teams, including the youth teams and opportunities for female teams to access the facilities fully. The drainage issues also have significant revenue implications as the BSRA has to pay to hire other pitches, miss out on food and drink revenue and sell fewer tickets when games are relocated which has a recurring impact on the BSRA's finances. Improving the drainage would immediately resolve these issues and would be relatively straightforward to implement with few constraints expected to affect or slow delivery. Maintenance costs are expected to be higher for the first year then return to similar levels to at present.

Provision of a new 3G pitch

Current Provision

The main football pitch is situated next to the clubhouse and includes a spectator stand and seating area. Replacing the main pitch with an artificial all weather 3G pitch is a key aspiration of Billingshurst Football Club.

Relevant Evidence and Stakeholder Feedback

The Council's Playing Pitch Strategy (p.18) finds that 6 additional artificial grass pitches (AGP) were needed to address demand in the District. Similarly, The Football Foundation's Local Football Facilities Plan for Horsham District²⁵ finds that there is a shortfall of 5 AGP pitches in the District Both the Council's Playing Pitch Strategy and the Local Football Facilities Plan for Horsham District recommend developing as a 3G facility at Jubilee Fields. The Local Football Facilities Plan gave Jubilee Fields a 96% overall score in their assessment of potential AGP Project, the highest of the six sites identified priority projects. Billingshurst Neighborhood Plan (p.118) also supports the development of an AGP at Jubilee Fields.

Jubilee Fields is only one of two sites selected for AGP development with the recommendations in the Playing Pitch Strategy based on an objective assessment of the likely demand for 3G pitch facilities and available supply of land. The creation of a new 3G pitch would reduce unmet demand particularly to the west of the District around Billingshurst. The PPS also highlights that additional AGP provision would likely

²⁵ [Local Football Facility Plan for Horsham January 2025, Football Foundation](#)

import demand from Chichester District which also has a current deficit. The modelling undertaken for the Playing Pitch Strategy projects a maximum of 617 users and 681 visits per week at Jubilee Fields and indicates that the site has sufficient demand in the catchment area and would be a high performing and sustainable facility.

Provision of a 3G pitch was a popular request from respondents to the early stakeholder engagement, especially school students. There is a consensus that the current pitches are unusable for much of the year and a 3G pitch would allow sport to be accessed year-round.

A lack of provision for women and girls' sports was raised in the consultation feedback and in discussions with key stakeholders. A 3G pitch would allow Billingshurst Football Club to expand its offer and provide opportunities for Women's and Girls' football at a high-quality facility. A 3G pitch was also a popular request in the Fair Space Task & Finish Group's Outdoor Leisure Facilities Survey.

Potential Improvements

The Sport England Facility Cost Guidance²⁶ estimates capital costs of between £1.175million and £1.23million for the entire facility including fencing, sports lighting as well as surveys and project management. Similarly, the Council's Open Space, Sport and Recreation Review 2021 lists such a facility as costing over £1million.

A new 3G pitch would enable daily, back-to-back use throughout the year. In its Position Statement²⁷ on 3G pitches, Sport England state that *"a properly maintained AGP can sustain up to 80 hours of use a week, providing an average of around 1,400 playing opportunities. This compares favourably to a good quality grass pitch, which can sustain just six hours a week, accommodating an average of around 100 playing opportunities."*

At present, Billingshurst Football Club spends around £30,000 per year hiring other teams' 3G facilities. Having a 3G pitch at Jubilee Fields would reduce this significantly and improve the BSRA's financial situation and reliance on the Parish Council for additional funding. It would also drastically reduce the number of games that would have to be cancelled and moved elsewhere, especially in the winter months.

If a 3G pitch was provided all 23 teams would be able to train weekly on the site. Billingshurst Football Club would also be able to expand to take on more teams and rent out the pitch to external users, generating an income. Provision of a 3G pitch would also enhance access for female teams.

Project Feasibility, Considerations and Constraints

The Football Foundation's Local Football Facilities Plan for Horsham District includes the provision of 3G pitches as a priority. Specifically, delivery of a 3G pitch at Jubilee Fields is identified as one of their key projects that may be eligible for partnership funding. In previous partnership funded 3G pitch projects the Football Foundation has contributed approximately 65-75% of the total cost of the project along with a significant contribution from other organisations such as local authorities, often via S106 funding. The BSRA would also be required to raise and contribute a five-figure sum in order to qualify. Other grants and fundraising options would also need to be explored as the Football Foundation require evidence that all funding avenues have been exhausted. Due to the cost of implementing a 3G pitch it is considered that partnership funding would be required to progress the project.

As a part of a partnership funding application, the BSRA would be required to demonstrate that a 3G pitch would deliver better outcomes than grass football for all users. The BSRA would also be required to submit a Community Engagement Document to demonstrate that the project is designed in line with the community's needs. The Football Foundation has produced a toolkit to guide applicants through this

²⁶ [Facility Cost Guidance Q3 2025 Sport England](#)

²⁷ [Position Statement on 3G Pitches, Sport England](#)

process.²⁸ Demonstration of various positive social outcomes such as providing opportunities to underrepresented groups, addressing anti-social behavior and benefitting women and girls sport would also be required. The Football Foundation require a minimum of 20% of peak slots (Mon - Fri 5pm- 9pm) to be reserved for Women and Girls.

A project officer from the Football Foundation is appointed to each project to assist applicants through the process and a full guide is available on the Football Foundation's website.²⁹

If partnership funding is sought via the Football Foundation, Billingshurst Football Club would be required to pay approximately £30,000 per year into a secure bank account to be used for general maintenance and towards a sinking fund for pitch replacement when the time comes. Detailed agreements as to the day-to-day running of the pitch would be required as well as consideration of how to ensure the space is managed inclusively.

Preparation of the relevant Football Foundation application documents can be expected to take several months, after which a decision can be expected after three months. If approved, the construction of the pitch and surrounding facilities can also be expected to take a further three to four months. Delivering a 3G pitch is highly resource intensive process requiring careful consideration of timescales and detailed scheduling. The process is expected to take between one and two years from initiation to completion

The FA advises that 3G facilities should be fitted with a 4.5m perimeter fence³⁰. This is likely to be necessary as the site has previously been subject to vandalism. The goalposts on the pitch have also had to be replaced several times, costing £2,000 each time.

Crucially, to bring forward a 3G pitch at Jubilee Fields, partnership working between the Council, the Football Foundation, the BSRA and Billingshurst Parish Council would be required. To aid delivery of the 3G pitch the Better Billingshurst fund or monies from developer contributions totaling approximately 25-30% of the total cost of a new facility would need to be earmarked.

The installation of a new 3G pitch would require planning permission and consideration would need to be given to any boundary fencing, lighting, including floodlighting and any hours of operation, including any current restrictions on operation. There may be opportunities for further strategic-scale development in the Billingshurst area to incorporate the delivery of a 3G pitch as part of a wider development proposal.

[Note on the Future of Artificial Grass Pitches](#)

In September 2023 the European Commission agreed to ban the sale of rubber infill used in 3G pitches as a part of its restrictions on microplastics from October 2031. Whilst this will not affect the continued use of 3G pitches after this date, it may affect their maintenance and repairs.

In their Position Statement on 3G pitches, Sport England also report that a review of the continued use of microplastics including rubber infill in the UK is being conducted by the Department for Environment, Food & Rural Affairs.

3G pitches are currently the only synthetic grass pitches that are recognised by the FA and are therefore the only type that can be considered for this project. However, it is worth bearing in mind that newer synthetic pitches that do not require rubber infill are available in the UK and are in further development. Whilst these newer generation pitches are currently not recognised by the FA it may be the case that these are soon recommended instead of 3G pitches.

²⁸ [Community Engagement Toolkit, Football Foundation](#)

²⁹ [Application Support Document, Football Foundation](#)

³⁰ [FA Guide to 3G Football Turf Pitch Design Principles and Layouts](#)

Refurbishment OR Replacement of the Existing Sports Pavilion at Jubilee Fields

Current Provision

The sports pavilion at Jubilee Fields sits adjacent to the main football and cricket pitches. Facilities include a seated hall area, bar, kitchen, office, toilets, two sets of home and away changing rooms, outdoor seating area and various equipment storage areas. Overall, these facilities are in poor condition and would benefit from a range of improvements and upgrades to the existing facilities.

The clubhouse is a single storey building and has one function room. The BSRA occasionally rents the facility to third parties but is severely limited by only having a single room, especially on weekends when demand is highest from the sports clubs and third parties. The BSRA is keen to expand this offer.



Figure 2.25: Jubilee Fields Sports Pavilion

Relevant Evidence and Stakeholder Feedback

Respondents from the engagement with the schools and the community groups highlight that the sports pavilion at Jubilee Fields is in poor condition and would benefit from significant refurbishment to make the facility more welcoming.

The Football Foundation's Local Football Facilities Plan for Horsham identifies refurbishment of the changing pavilion at Jubilee Fields because it requires improvement and is a strategic site with good potential which could allow for increased participation in an area already affiliated with high demand. The Billingshurst Parish Neighbourhood Plan (p.36) also acknowledges that there will be a need to modernise the sport pavilion at Jubilee Fields in the coming years.

Potential Improvements

There are numerous improvements that have been identified collectively by the BRSA, Billingshurst Football Club and Billingshurst Cricket Club.

In addition to making Jubilee Fields a more attractive facility for the current users, these improvements would make the clubhouse a more attractive facility for other community uses. The facility is sparsely used during weekday working hours and the BSRA is keen to develop the facility into a community hub with a broader range of uses.

Option 1: Replace Existing Clubhouse with a Two-Tier Pavilion and Additional Community Meeting Space

The existing sports pavilion is tired and dated and requires improvements to modernise and meet existing demand from a range of different parts of the community. The facility has a single main room and is limited in its offer for community events. One option to improve the current offer is to demolish the existing pavilion and rebuild a two-tier clubhouse and community hub facility. This would enable additional community events to be held simultaneously at a purpose-built facility. Early estimates for a facility with the same footprint (400m²) are in the range of £870,000 - £1,455,000.

Option 2: Refurbishment of the Existing Sports Pavilion

The existing building has had very little work since it was built. Working with the BSRA the Council has identified a number of improvements that could be brought forward to the existing sports pavilion to improve its functionality, as well as make it more pleasant and inviting for its users. The existing issues and proposed improvements are summarised below:

Roof Repairs: The soffits and fascias are in poor condition and are in need of replacement, along with the existing guttering also requiring potential replacement. These works are expected to cost around £12,500 although further repairs such as repairs to the timber battens may also be required.



Figures 2.26, 2.27 and 2.28: Current condition of the soffits and fascias

General Refurbishment: The BSRA indicates that the main hall requires upgrading including reconfiguration of the existing layout and the provision of new booths plus general redecoration. The main bar area and accompanying storage area also needs modernising. The BSRA would also like to remove the existing window in the kitchen area and replace with a new serving hatch. These works would potentially require relocation of the existing worktop and sink and replacement with new units. The hallway area needs redecoration, the doors and windows need re-painting along with improvements to the flooring. The existing disabled toilet requires repair of the sliding door and the main toilets require general upgrading. The dressing room door locks also need replacement. These works are expected to cost in the region of £65,500.



Figures 2.29 and 2.30: The bar and function room at Jubilee Fields Pavilion

Solar Panels: The BSRA have also shared an aspiration to install solar panels on the large south-facing roof. Their provision would help to alleviate the clubhouse's high energy bills and allow the BSRA to allocate its funds towards improvements that directly benefit its members.

From initial engagement with some suppliers the estimated costs to install solar panels to the sports pavilion is between £29,000 and £40,000. The costs for installing solar panels have been included within the overall project costings for refurbishment of the sports pavilion but these could also be treated as distinct projects and taken forward independently.

Quotations provided by suppliers estimate that £3,700 to £8,323 of electricity would be generated per year from solar panels, depending on the system installed. Actual generation is expected to be slightly lower as estimates are based on best-case scenarios.

Project Feasibility, Considerations and Constraints

Replacing the existing pavilion with a new two-tier building would be a larger-scale delivery project for the Council and would require co-ordination with numerous stakeholders, both with external partners including Billingshurst Parish Council and the BSRA and would also draw on the expertise of different officers from across the Council. It is anticipated that the project could be delivered within the two financial years set out for delivery of the Better Billingshurst infrastructure projects, although it is anticipated that this would be a minimum programme and the construction could extend into the following financial year 2027/28. A project of this scale would require planning consent plus significant engineering works, including demolition which would affect access to the facilities during any period of construction. Given the scale of the project the Council would need to engage specialist contractors and procure the required services through an appropriate procurement framework.

The potential to provide an additional community meeting space as part of this project would be positive, particularly as the BSRA has expressed support for ensuring the facilities are available to the wider community, not just the existing sporting uses. Billingshurst Parish Council and the BSRA are already responsible for the existing facility, and it is expected that the existing arrangements would continue. It would, however, be important to understand the operating costs of a larger replacement building should this project be taken forward.

If the project was also selected because of the potential to provide additional community meeting space, it is anticipated that a management plan would need to be drawn up to ensure that the space is available for this wider use and how this would be managed. Expanding the existing meeting spaces may be dependent on other projects coming forward such as expansion of the car park and driveway widening to cater to additional demand.

Early engagement with key stakeholders has highlighted some concerns with additional community meeting spaces being provided for at Jubilee Fields because of its location and concerns for safety, particularly for young people. If the improved pedestrian and cycle access is delivered by the County Council, as detailed on pages 64-65 this could potentially resolve some of these concerns by providing improved access.

The Council also understands that there are existing issues with internet access at Jubilee Fields and is understood to be caused by insufficient ducting in the current building's configuration. If the pavilion were to be replaced by a new two-tier facility it is likely that this issue could be easily resolved. Nevertheless, this issue is something that the BSRA are trying to remedy, working with the relevant telecommunications organisations.

Any proposals to replace the existing pavilion with a new building would need to take account of the relevant guidance from the specialist bodies. Sport England has produced Clubhouse Design Guidance³¹ and The Football Foundation's technical guidance on Changing Accommodation³² has been produced to aid the design and construction of changing accommodation either for new builds or extensions to existing

³¹ [Clubhouse Design Guidance, Sport England](#)

³² [Guidance on Changing Accommodation, Football Foundation and Football Association](#)

facilities. Planning permission would be required to develop a new facility and detailed pre-application planning advice would be required to support the delivery of any proposals.

The proposals for general refurbishment and the provision of solar panels are more straightforward to deliver and, depending on their value, the improvements could be led by the Council or by the BSRA. The provision of solar panels has been included as part of the package of a general refurbishment items, however these could be separated out from each other should only one of the improvements be supported. If the installation of solar panels is selected, then it is expected that the roof repairs will need to be undertaken prior to their installation. Installing the solar panels in a location where they can be regularly cleaned is recommended, as this can impact efficiency significantly.

As the Football Foundation's Local Football Facilities Plan for Horsham identifies refurbishment of the changing pavilion at Jubilee Fields, there is potential for additional funding from the Football Foundation to support both the replacement and refurbishment of the pavilion and it is recommended that this is explored in more detail with the Football Foundation.

Provision of a New Top Pitch Built Facility / Small Changing Pavilion

Current Provision

The top pitch is sited some distance from the main sports pavilion and its toilets, changing rooms and other facilities. At present there just a small storage unit, but it is in poor condition. The junior pitches are at the top of Jubilee Fields and are used by the U12s, U13s, U14s and U15s and having suitable facilities would not only make it easier for players and their families but also help to resolve potential safeguarding issues that are currently presented with having facilities located some distance from the playing pitches. The BSRA also indicates that an additional facility in this location may also help to address some of the security issues they currently face.

Relevant Evidence and Stakeholder Feedback

A requirement for additional facilities to serve the top pitches has been identified by the BSRA, Billingshurst Football Club and Billingshurst Cricket Club.

The evidence and stakeholder feedback detailed on page 51 is also relevant to the provision of a new top pitch facility.

Potential Improvements

An FA compliant, two team changing room facility with one toilet per team is expected to cost between £100,000- £315,000. The potential location for a new facility, as advised by the BSRA, is detailed in Figure 2.31. Utility costs are expected to cost around £4,000 per annum.

Project Feasibility, Considerations and Constraints

Any new changing and toilet facilities would need to meet any guidance by the relevant sporting bodies such the England and Wales Cricket Board, Football Association, and Sport England. Given the identified need at Jubilee Fields for a changing pavilion in the Local Football Facilities Plan and if funding were to be sourced from the Football Foundation, any new facility would be required to meet the standards for Changing Accommodation as set out by the Football Foundation.

Given there is no existing built facility serving the top pitches currently, a new building would require planning consent and engineering works to connect it to existing utilities to provide drainage and power. A new building would require ongoing management and maintenance which would create additional costs and these would need to be understood in detail and agreed with both the landowner (Billingshurst Parish Council) and the organisation responsible for managing the facility, such as the BSRA.

Additional strategic-scale development in the Billingshurst area could consider opportunities to deliver this improvement as part of a wider development proposal.

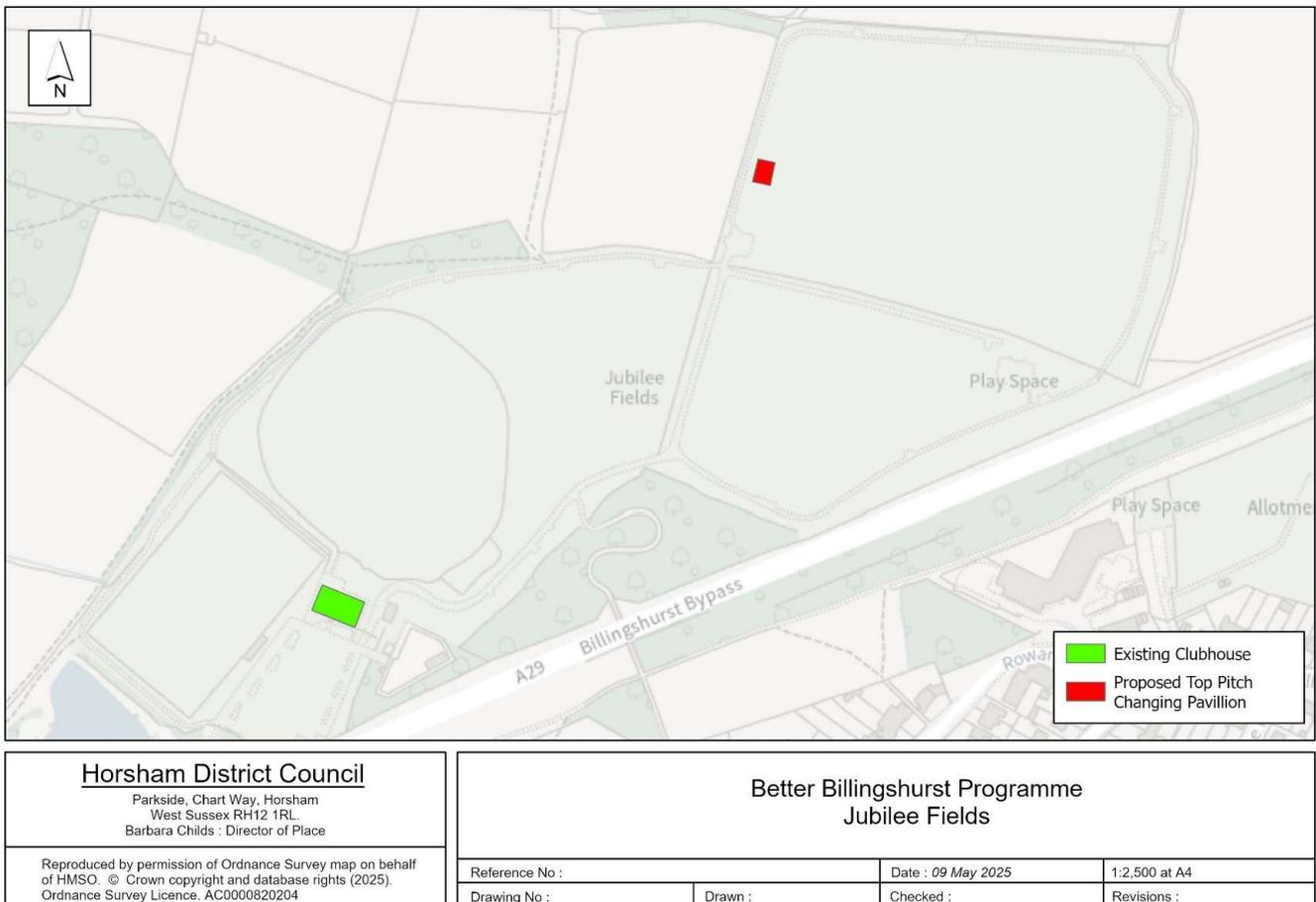


Figure 2.31: Potential location for a small changing pavilion / facility to serve the top pitch

Changing Room Upgrades for Women and Girls

Current Provision

The BSRA advises that the requirements for improved women’s changing rooms are mainly being driven by the Cricket Club because they are currently running a women’s team, although it is expected that improvements to the changing facilities would also benefit female football teams whom the BSRA hope can make use of the facilities in the future. The existing sports pavilion has four changing rooms, two on each side of the building.

Relevant Evidence and Stakeholder Feedback

Respondents to the engagement with the community organisations identified an increased need for women’s sports. Encouraging sports participation from across different parts of the community requires the provision of appropriate facilities for all.

It should also be noted that both the England and Wales Cricket Board and the Football Association provide guidance and standards for changing rooms in cricket and football facilities. The guidance is aimed at encouraging sports participation from a range of different parts of the community, including women and for the safeguarding of children.

Potential Improvements

Billingshurst Cricket Club has indicated that the changing facilities opposite the cricket path would need upgrading in order to meet governing body guidance. The changing rooms are currently open plan but require upgrades to create individual cubicles.

Billingshurst Cricket Club has advised the Council that the changing room facilities were created prior to the club having women and girl players and the women's section is the fastest growing section at the Club with circa 30 members. Upgrading the changing facilities would provide increased privacy and alter toilet facilities to be female friendly which will increase female participation. Billingshurst Cricket Club also indicates that the proposed upgrades would benefit Billingshurst Football Club and Youth Football Club. These works are expected to cost in the region of £39,000.

Project Feasibility, Considerations and Constraints

The England and Wales Cricket Board sets out its guidance for changing rooms and showering facilities³³ and also provides further guidance in its Creating Welcoming Environments³⁴ document which is designed to help all cricket clubs examine their existing facilities and identify areas where improvements could make a difference to how welcome different users feel.

If an AGP was to be developed at Jubilee Fields the Local Football Facility Plan for Horsham District³⁵ finds there may be need to improve the ancillary facilities (including changing rooms) to maximise participation and engagement in women's and girls' sports.

The Football Association has produced best practice guidance on Changing Rooms and Showering Facilities.³⁶ Should the requirements for improved changing facilities come forward through the replacement of the existing sports pavilion and / or the provision of a new top pitch facility the Football Foundation's guidance on Changing Accommodation would be an important consideration, and indeed a requirement, if external funding from the Football Foundation is secured.

Billingshurst Cricket Club has previously sought to attract funding from the England and Wales Cricket Board but as part of the application needs to identify where the balance of funding the upgraded facilities would come from. There may therefore be the potential for additional funding from external sources and if this project is selected these opportunities should be explored.

Planning permission is not expected to be needed for these improvements as the works would be internal.

Exterior Improvements

Current Provision

The external areas around the Jubilee Fields Pavilion consist of a small patio immediately to the rear of the building overlooking the clubhouse and paved walkways wrapping around the main pavilion footprint. There is also a small, sheltered seating area to serve the main football pitch.

Relevant Evidence and Stakeholder Feedback

Consultations with the Billingshurst Sports and Recreation Association, Football Club and Cricket Club have highlighted the poor condition of the pavilion's surrounding walkways and patio. The cracked, loose and broken slabs pose safety issues, especially in poor weather. There is also no formal path connecting the pavilion to the main cricket pitch, and insufficient sheltered viewing areas for the main football pitch for busy matchdays.

Potential Improvements

Billingshurst Sport and Recreation Association have identified the following improvements:

³³ [Guidance on Changing Rooms and Showering Facilities, England and Wales Cricket Board Guidance \(2023\)](#)

³⁴ [Creating Welcoming Environments, England and Wales Cricket Board \(2021\)](#)

³⁵ [Local Football Facility Plan for Horsham, Football Foundation](#)

³⁶ [Best Practice Guidance – Changing Rooms and Showering Facilities, The Football Association](#)

1. Replacing and extending the patio area, replacing the paths around the site, and creating a path out to the cricket pitch. Installing picnic benches.
2. Creating a covered decking area to serve the main football pitch, as well as the cricket pitch
3. Creating hard standing bases for storage containers and a tractor, installing a large 20ft storage container with locks.

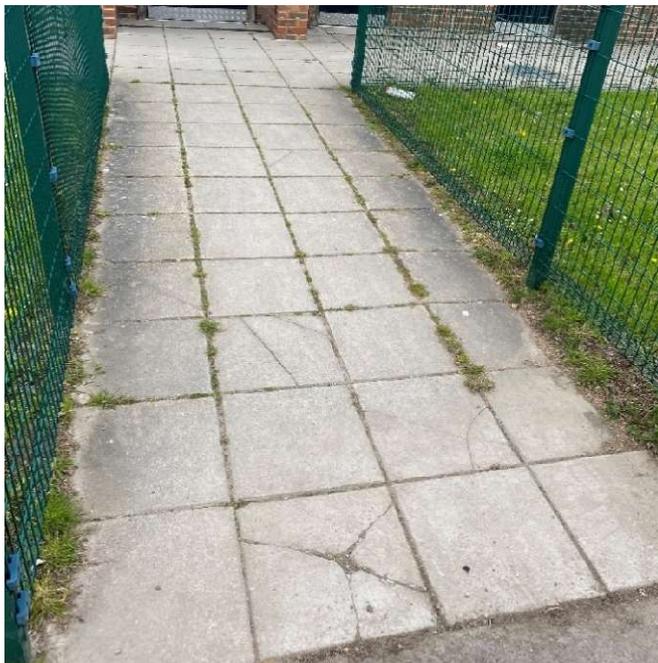


Figure 2.32: Path to the changing rooms

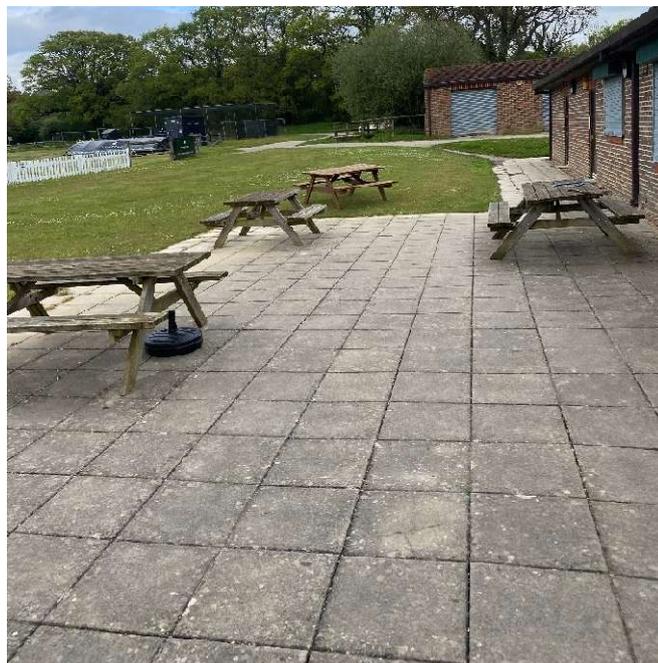


Figure 2.33: Patio to the rear of the Pavilion

These works are expected to cost around £169,000 in total. It is not anticipated this project will create a significant additional revenue burden for the Billingshurst Sport and Recreation Association, beyond those that the organisation already meets.

Project Feasibility, Considerations and Constraints

Works to the paths would likely fall under Part 9 (Development relating to roads) Class E (repairs to unadopted streets and private ways) of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, although it is recommended that this is confirmed with the Council's Planning team. The works described above under 2. And 3. are likely to require planning permission, although again, this should be discussed with Planning to formally confirm. If a 3G pitch or drainage improvements are selected as well as the covered seating area, consideration will need to be given to ensure these works are compatible and the works do not impede one another and will likely need progressing in phases. Careful scheduling will be essential to avoid key matchdays and community events.

Cricket Practice Net Facilities

Current Provision

Cricket Nets offer a safe and enclosed area for players to practice bowling and batting. The existing cricket nets and surface are in poor condition, as can be seen in Figure 2.34 and there is a need to upgrade the facilities.



Figure 2.34: Condition of the existing cricket nets at Jubilee Fields

Relevant Evidence and Stakeholder Feedback

Billingshurst Cricket Club has advised the Council the cricket nets are essential for training and are in need of replacement. Whilst the Council did not receive any other specific comments identifying a need for their replacement in the consultation surveys issued in 2024, numerous respondents highlighted a need for improved sporting facilities for men, women and children and number of respondents identified that more facilities were needed for older children and teens.

The England and Wales Cricket Board has produced its TS6³⁷ document which sets out the standard required for non-turf cricket pitch systems intended for outdoor use, including practice areas. The provision of any new facilities would likely need to meet these standards and suitable suppliers manufacturing to these standards identified through any procurement process.

Potential Improvements

Billingshurst Cricket Club has indicated that it would like to replace the existing cricket nets and has also considered the additional option of building a fence around the facility.

Cricket nets can range from rather basic versions to more sophisticated facilities and estimated costs can therefore vary. Depending on the material used for the nets, the proposed surface and whether a perimeter fence is required, indicative costs are currently estimated to be between £53,000 and £92,000. A private donor at Billingshurst Cricket Club has offered £25,000 towards new cricket nets,

As the BSRA currently maintains the existing cricket nets no additional ongoing costs are anticipated.

Project Feasibility, Considerations and Constraints

Billingshurst Cricket Club will be running 15 teams, including two women's teams, as of 2025 and there will need to be sufficient facilities to meet this growing demand.

³⁷ [Performance Standards for Non-Turf Cricket Pitches Intended for Outdoor Use, England and Wales Cricket Board](#)

The provision of the cricket nets is likely to require planning permission given that the facilities are considered to be a permanent structure in planning terms. Aside from the time associated with the planning process, it is likely that this is a project that could be delivered in the short term, subject to procurement processes. There is the potential for the existing cricket nets to be relocated to meet the requirements of other potential projects, such as the pitch drainage improvements and the proposed new play area at Jubilee Fields. Depending on which projects are subsequently selected to be taken forward, the impact of different projects at Jubilee Fields would need to be considered in the round.

Any new cricket nets would require ongoing maintenance which would create additional costs and these can vary depending on the size of the nets and their frequency of use. Routine maintenance (cleaning and inspection) is needed as well as general repair such as net replacement or patching. Given these costs are currently incurred to maintain the existing facilities, it is not expected that future maintenance costs would be vastly different, but these costs would need to be understood and agreed with the organisation responsible for their upkeep.

Through the work the Council has already been undertaking with Billingshurst Parish Council and other stakeholders it is understood that a donor had previously offered to cover some of the cost of new facilities subject to identifying match funding. This has been deferred currently, but there may be the possibility of additional funding and any future opportunities should be explored where possible.

If this project and the Jubilee Fields Play Area are both selected, consideration should be given as to whether to relocate the cricket nets and put the play area behind the nets, in a safer and more accessible location. Alternatively, new cricket nets could be put on the same footprint and the play area built in the small area behind the cricket nets or elsewhere.

Provision of a New Padel Tennis Facility

Current Provision

Padel tennis is a racket sport that is typically played in doubles on an enclosed court, which is smaller than a typical tennis court. Padel tennis has become increasingly popular because of its ease of play, its sociability and accessibility for a wide range of different players and age groups.

There are currently no padel tennis facilities in Billingshurst. There are two padel courts at Henfield Leisure Centre, and these are the only padel facilities available in Horsham District at the time of writing, although it is understood that Bluecoats Sports are planning to deliver four new padel court facilities at Christ's Hospital.

Relevant Evidence and Stakeholder Feedback

The Council's existing evidence base does not refer specifically to padel tennis facilities, only indoor and outdoor tennis. The Council's Built Sports Facility Strategy³⁸ was published in 2017 and given the emerging nature of padel over the last few years, it was unlikely a sport that required assessment at that time. However, the provision of tennis facilities across the District, including Billingshurst, were largely assessed as good, well-distributed throughout the District and generally well-maintained.

There was little feedback on the need or interest in new padel facilities as a result of the early engagement consultation undertaken with stakeholders, although the BSRA did highlight that padel is the fastest growing sports across Europe and there is room at Jubilee Fields for a court/courts if a new facility were to be funded. The potential for a new padel tennis facility at Jubilee Fields was originally identified through the promotion of the strategic site Land West of Billingshurst to the Local Plan Review.

³⁸ [Horsham District Council Built Sports Facility Strategy 2017-2031](#)

Potential Improvements

The Council has engaged with various padel court suppliers who indicate that providing two new padel courts with the required fencing, glass walls, lighting accessories and groundworks would cost between £108,000 and £222,000.

An area of unused land at Jubilee Fields near the main cricket field may be a suitable site, but further research would be required.

Project Feasibility, Considerations and Constraints

The BSRA has advised the Council that they were previously contacted by Game4Padel about the possibility of creating a 3-6 Padel tennis court at Jubilee Fields but the location at Jubilee Fields did not meet the population density threshold of 100,000 people within a 15-minute drive required to meet their partnership criteria. It would therefore be likely that a new facility would need to be funded in full.

It is acknowledged that more research into the demand for a new padel court in Billingshurst, sufficient to sustain a new facility long term would be required, alongside establishing a more detailed understanding of its future management and maintenance, including operating and project lifecycle costs. As the provision of a new padel tennis court would be a new facility at Jubilee Fields a detailed understanding of these future costs would be required and the agreement of both the landowner and the organisation responsible for their operation and upkeep would be required. Planning permission would be required for any new facility and the planning assessment would consider the loss of any existing facilities to accommodate the new padel court.

Additional Parking Capacity at Jubilee Fields

Current Provision

The car parking facilities at Jubilee Fields are insufficient for training and events and there are concerns about access for emergency vehicles as a result of cars using the facilities exceeding the current on-site capacity on busy days, creating uncontrolled parking that either blocks access for other vehicles or creates other issues on-site, such as poor visibility and increased deterioration of the existing ground conditions. There are also concerns about the width of the existing driveway access although this is potentially more challenging to resolve given the multiple landowners.

Relevant Evidence and Stakeholder Feedback

There was little feedback regarding the car parking facilities at Jubilee Fields as a result of the early stakeholder engagement, although Billingshurst Football Club responded highlighting that additional parking is needed. The BSRA has also separately flagged the issues with parking capacity and potential safety concerns as a result of insufficient capacity on busy days (the BSRA shared the above aerial photograph with the Council).

Potential Improvements

There is potential to create additional parking at Jubilee Fields by expanding the existing car park to the northeast and removing planted areas within the car park. This could create approximately 20+ new parking spaces. Based on previous car parks improvements the Council has undertaken; this project is expected to cost around £120,000 – £150,000. The additional car parking spaces are expected to cost in the region of £950 per year to maintain.



Figure 2.35: Jubilee Fields car park on a matchday. Source: Billingshurst Sports and Recreation Association

Project Feasibility, Considerations and Constraints

Any projects to deliver new or improved facilities at Jubilee Field are likely to increase demand on the car park. To account for this, increased parking provision is likely to be considered as a commensurate measure. Particularly if the projects taken forward will create the conditions for increased usage at peak times, for example on matchdays.

The existing surface of the car park and driveway at Jubilee Fields is cracked in places. However, it is considered that it is not in need of a resurfacing and relining at this time.

Pre-application planning advice would need to be sought to understand any development constraints. Additional parking spaces may involve a change of use to the existing land and would need planning permission.

Billingshurst Leisure Centre

Billingshurst Leisure Centre opened in 2008 as the Council's fourth leisure centre and third with a pool facility. The centre is managed by Places Leisure on behalf of Horsham District Council as part of their current 15-year contract. Facilities include a 25 metre 4 lane indoor pool, 50 station fitness centre, changing rooms and modern facilities for disabled users throughout. The centre offers a full programme of swimming lessons and classes for all ages and abilities, personal training sessions, and some gym classes.

The leisure offer is restricted by the current size of the facility and given the recent significant increase in new houses to the area, there is a demand for a broader offer to be developed. The site is linked to The Weald School and a previous dual use agreement for the leisure centre to use additional indoor areas of the school (hall, studio space, artificial pitch) ended in April 2024 with the School taking back sole use of these areas. This has further restricted what can be offered at the centre.

The current contract with Places Leisure expires in December 2027 and as part of the re-procurement process a facility investment plan for all Council leisure facilities will be developed as to where investment should be made to meet current and future demand. There will also be opportunities through the tender process to test what investment a new operator would bring to enhance the facilities. Priorities for the centre would be to expand the gym area, which is at capacity, and build new studio spaces to broaden the offer to

include a full suite of fitness and wellbeing classes. Any additional developments to the centre are intrinsically linked to the new contract so would be delivered in the medium term. These improvements are expected to cost between £250,000 and £1million.

Bowling Club

Current Provision

Billingshurst Bowling Club has provided an opportunity for older and less able members of the community to take part in sporting and social events since 1932. The bowls green has six rinks, and the pavilion includes changing rooms, a kitchen area and lounge, used for refreshments after matches. The facility is in a convenient location, with plenty of parking at the leisure centre and quick access to Station Road Community Gardens.



Figure 2.36: Billingshurst Bowling Club Clubhouse

Proposed Improvements

It is the aspiration of the Bowling Club to create a new insulated facility and use their current facility as a storage area, with a view to removing the existing facility later.

The Bowling Club has created a business plan with detailed expenses and estimate the project will cost them in the region of £40,000. They have raised sufficient funds for planning permission and administrative costs of building a new facility and are working towards gathering funds for the facility itself, with a view to build in 2026.

Creating an additional facility would not only benefit members of the Bowling Club, but other community Groups. The Bowling Club aims to create a community asset and offer use of the Clubhouse to other local organisations.

Project Feasibility, Considerations and Constraints

In order to be eligible for funding, construction should not have commenced as Horsham District Council is unable to fund projects retrospectively or that are already in progress. Planning permission would likely be required, but this is expected to be relatively straightforward.

Ongoing costs associated with this project are anticipated to be minimal and would be covered by the Bowling Club.

Sustainable Travel and Movement

Infrastructure Context and Delivering Improvements

West Sussex County Council (“the County Council”) is responsible for maintaining the highways (including footways) and public rights of way across West Sussex. Unlike the other key themes that the Council has identified to deliver improvements as part of the Better Billingshurst Programme, delivery of upgrades to sustainable travel and movement is principally the responsibility of West Sussex County Council.

Nevertheless, this key theme has been included in the Better Billingshurst Programme because the Council holds the developer contributions collected via Section 106 agreements on behalf of the County Council. Additionally, the Council can play a crucial role in helping to identify required improvements to the existing network, drawing on its existing evidence base, understanding of the local area and our role in representing local communities.

The Council has been working closely with the Parish Council, local Members and County to explore potential upgrades to the existing cycling and walking networks in and around Billingshurst Parish and there are three specific improvement schemes that the Council and County Council have been discussing and undertaking work on, following feedback provided by the local Billingshurst Ward Members and Billingshurst Parish Council as to the improvements that would benefit the Parish.

Given the large area of West Sussex that the County Council is responsible for and its wide transport remit, the County Council delivers improvements through a structured governance process where schemes are included in feasibility assessment work and, where found to be deliverable, are subsequently taken forward for consideration by a moderation panel. If agreed by the panel, schemes are added to the County Council’s annual delivery plan and are taken through detailed design and on to scheme delivery.

The County Council schemes that are contained within this report have been assessed by consultants as part of the feasibility work that County is currently undertaking and are to be decided by a moderation panel. Any successful schemes will then be developed via detailed design in 2026/27 with delivery expected to take place in 2027/28. It is anticipated that the improvements will be funded by existing Section 106 contributions which the Council holds on behalf of the County Council for development that has taken place in the Parish in recent years. The Council will continue to take an active role in assisting County bring forward any schemes that are selected following moderation.

The Council will also continue to work with County on bringing forward other active travel improvements in Billingshurst and this part of the report also details a range of improvements that have been identified through the work undertaken for the Better Billingshurst Programme. Although these schemes have not been subject to any detailed feasibility at this stage, they have been included to form part of the evidence base capturing local aspirations for active travel improvements in Billingshurst and can be used to inform future assessment and decision-making.

Where possible, the County Council always endeavor to deliver at LTN 1/20³⁹ standards but this may not be possible for all improvements and is dependent on existing site conditions. For schemes that are approved via moderation, the potential to deliver at LTN 1/20 becomes clearer as more studies and work are undertaken at the detailed design stage.

Existing Evidence Base

WSCC has a range of strategic planning and policy documentation designed to inform and guide travel and movement within West Sussex. Horsham District Council also conducted a Transport Study to support the transport evidence base and assess the impact of Local Plan development in the emerging HDLP. Not all of

³⁹ [Cycle Infrastructure Design, \(LTN 1/20\) Department for Transport](#)

the policies and strategies that WSCC has produced in relation to travel and movement are listed below, but the key documents informing the Better Billingshurst Programme are as follows:

- Horsham District Council Transport Study 2022 (reviewed in 2023)
- West Sussex Transport Plan 2022-2036
- West Sussex Active Travel Strategy 2024-2026
- West Sussex Rights of Way Management Plan 2018-2028
- West Sussex Rights of Way Improvement Plan 2018-2028
- West Sussex Walking and Cycling Strategy 2016-2026

The West Sussex Transport Plan (WSTP) is the County Council's main policy on transport and its strategy for Horsham District includes a number of objectives including prioritisation of active transport modes increasing space for active travel through infrastructure improvements on priority routes and on-street electric vehicle charging infrastructure in key locations, including Billingshurst.

Dedicated cycling infrastructure is more limited outside of Horsham town and this is evidenced in Billingshurst through the work undertaken as part of the Billingshurst Parish Neighbourhood Plan 2019-2031 which considered walking and cycling options⁴⁰. Feedback gathered from the community highlighted the narrow roads due to parked cars and the lack of connectivity in and around the main village of Billingshurst.

Section 8: Transport & Movement of the Billingshurst Parish Neighbourhood Plan also identifies the speed and volume of traffic is of concern, which reflects community feedback, and also seeks to encourage non-car modes of transport.

Early Engagement and Stakeholder Feedback

The Sustainable Travel and Movement theme was ranked as the fourth most important theme amongst the community groups surveyed and third amongst the parents, carers and students. Whilst the ranking wasn't amongst the highest priorities identified, many respondents raised the need for improvements to the footpaths and cycle routes in and around the village and from other locations outside of the village, such as Five Oaks. Safer walking and cycling, especially around the schools, was emphasised, along with the general level of traffic, with some respondents highlighting the need for traffic calming measures (although some also disagreed with traffic calming). The public rights of way in Billingshurst were felt to be in poor condition and it was suggested that these do not sufficiently connect to facilities and the Downs Link.

Improved walking and cycling infrastructure was flagged for its potential to deliver positive benefits to health. The importance of creating a safe and well-lit walking and cycling route from Billingshurst to Jubilee Fields was identified, as well as improvements being required along Marringdean Road, Lower Station Road, and Stane Street. Connections between new housing and other key locations including the local schools, the railway station and the village centre were identified as being necessary, along with improvements to the footways, including widening, sufficient for pushchairs.

Potential Improvements

As highlighted in the introduction to this section of the report, improvements to the vast majority of walking and cycling infrastructure in and around Billingshurst can only be delivered by the County Council. Through the work that the Council has undertaken with Billingshurst Parish Council and local ward Members for Billingshurst a list of key improvements has been developed and discussions have been taking place with the County Council to bring forward projects in the Parish.

Three potential schemes have been subject to feasibility work and concept design undertaken by County and their consultants as part of County's Active Travel to School initiative. The details of these schemes

⁴⁰ [Billingshurst Neighbourhood Plan Walk Cycle Improvements](#)

have been shared by County with the Council and a brief overview of the findings and potential schemes is set out below.

Given the County Council's wide remit to deliver improvements across the whole of West Sussex, there are a number of other improvements that cannot be progressed in the short term, however, these have also been included in this section of the report as an important part of the evidence base which should form a key consideration in investment and decision-making around future development and active travel upgrades in the Parish.

West Sussex County Council Active Travel to School (Billingshurst) Projects

Active Travel Links to Jubilee Fields (WSCC Option 1a)

Current Provision

The vehicular entrance into Jubilee Fields from the A272 has no pavement and cannot safely be used to access the site on foot. There are two rights of way that provide access to Jubilee Fields. The first is along footpath 1335, over the bypass bridge from Rowan Drive. However, this route is long and indirect. Alternatively, footpath 1326 intersects the vehicular entrance to Jubilee Fields, near the fishing pond, however this route is a safety risk, particularly for children, as it requires users to cross the A272 directly. These routes are poorly lit, providing further safety issues, especially in the autumn/winter months.

There is a cycleway that runs parallel to the A272 to the south which has recently been resurfaced by the Council's Parks & Countryside team. Improved wayfinding and signage could divert users from PRoW 1326 via the cycleway to connect to PRoW 1335 which would be a safer route to Jubilee Fields following provision of the proposed upgrades identified in Figure 2.37 below.

WSCC Findings and Brief Description of the Proposed Upgrades

County advises that there is potential to upgrade the existing route surfaces and improve the lighting. Additional wayfinding could indicate distance and/or time to Jubilee Fields and improvements to signage and the provision of dog waste bins plus low level lighting (given the edge of village location) would also help to improve the look and feel of the route.

County's current concept design proposes footpaths linking to the northwest end of Rowan Drive, formalising the existing grass routes through the use of unbound gravel, along with proposed wayfinding signage on Rowan Drive and Coombe Hill. Footpath widening, landscaping works and new signage are proposed to improve visibility and wayfinding, subject to further assessment and consultation with County's Arboriculturalist. Sustainability of the public right of way (PRoW 1326) crossing point over the A272, north of the proposed path to be reviewed. A diagram of the potential upgrades is set out in Figure 2.38 below.

In terms of improvements for cyclists, the existing surface on the paths leading up to Jubilee Fields (in the areas around Rowan Drive, Coombe Hill, and Maple Close) is an unbound gravel surface. The proposed formalisation of the grassy desire lines would be surfaced in the same way to align with the existing infrastructure. Proposed street lighting would improve the route for all users, as would wayfinding signage.

The proposed widening of the existing footpath at the north end of Arun Crescent, as well as levelling it off where it meets the existing asphalt footway, would also support cyclists, though achieving LTN1/20 standards would be challenging. Consideration of the most appropriate surfaces would be assessed by County if the scheme is progressed.

An indicative construction cost range has been prepared by County and their consultants for Option 1a and is estimated to cost between £32,700 and £40,000. These costs are based on concept designs and if approved would be subject to further technical assessment, as well as public consultation. It should also be noted that the indicative costs do not take account of any land acquisition costs.

Next Steps

At the time of writing, this scheme is awaiting decision from County's moderation panel. If approved detailed design work is expected to be progressed in 2026/27 and delivery expected to take place in 2027/28. Section 106 funding has been identified that could be used to towards delivering these proposed upgrades.

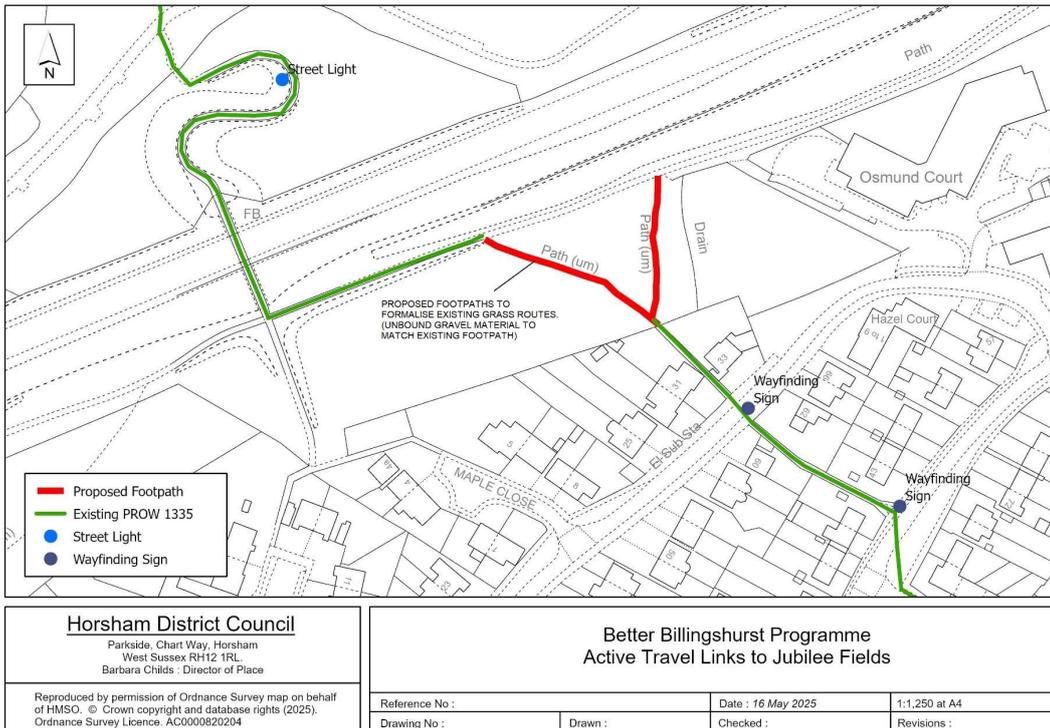


Figure 2.37: Proposed Active Travel Link Improvements to Jubilee Fields

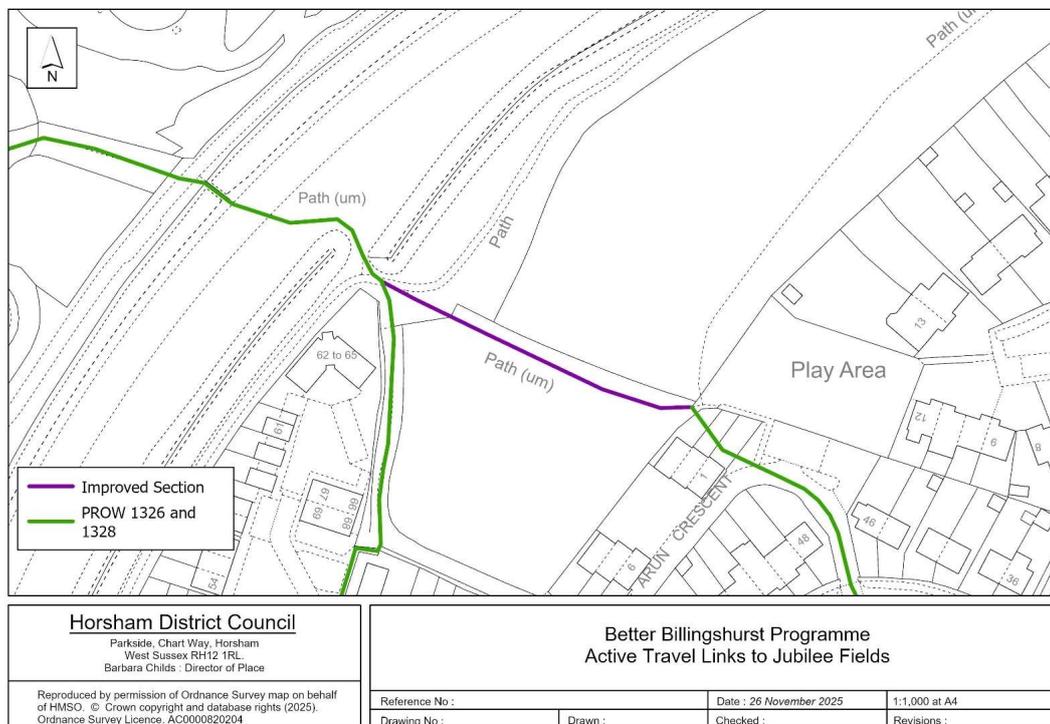


Figure 2.38: Proposed Active Travel Link to Jubilee Fields

Pedestrian / Cyclist Ramp onto Jubilee Fields (WSCC Option 2)

Current Provision

Improved pedestrian and cycling facilities to Jubilee Fields has been identified through the work undertaken on this Programme. Billingshurst Parish Council shared a list of proposed footpath and cycle improvements, identifying the need for active travel links to Jubilee Fields. This included improvements to public right of way 1335 north of the bypass, which accesses Jubilee Fields through replacement of the loop from the bypass bridge into Jubilee Fields with a ramp and allow for cycling.

WSCC Findings and Brief Description of the Proposed Upgrades

County and its consultants have developed concept design proposals for a pedestrian / cyclist ramp of gradient 1.28 (3.5%) for cycleway and footway linking to the north side of the existing bridge over the A272. Significant works would be required to implement these proposals including disconnection and removal of the existing street lighting, significant tree clearance and the scheme affects third party land and would therefore require agreement before the proposals could be progressed in any meaningful way.

An indicative construction cost range has been prepared by County and their consultants for Option 2 and is estimated to cost between £1.9million and £3million.

Next Steps

At the time of writing, the required funding to deliver the scheme has not been identified and therefore this concept design has not been submitted for further consideration under County's governance procedures in the foreseeable future. Should sufficient funding be identified the scheme may be progressed in the future.

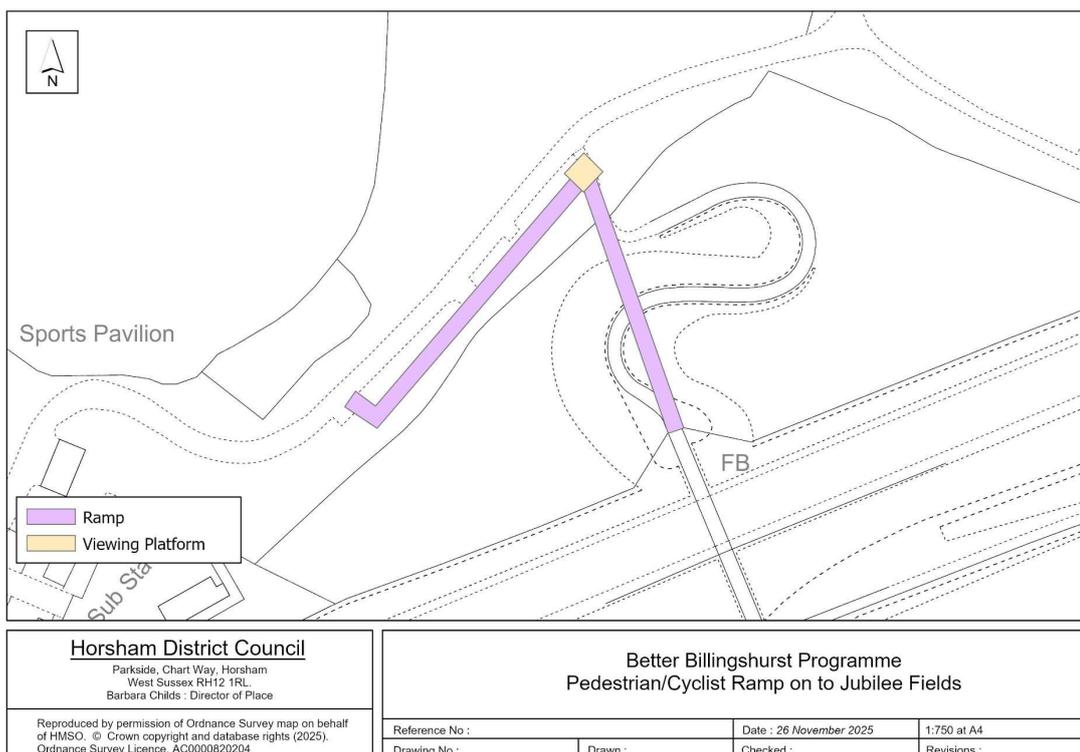


Figure 2.39: Proposed Pedestrian / Cyclist Ramp onto Jubilee Fields

Active Travel Upgrades Along Natts Lane and Railway Bridge Priority (WSCC Option 1b)

Current Provision

Natts Lane is very well-used and acts as a main pedestrian route connecting the lower east and west sides of Billingshurst to the village centre. Gillmans Industrial Estate lies to the south of Natts Lane and to the north is Lower Station Road Recreation Ground. Given these existing uses there is regular movement of articulated lorries along Natts Lane which has the potential to create safety issues for young children and their families, particularly given the existing conditions and parked cars. The traffic is generally heavy and at times, fast-moving. The route is narrow in several places which makes it difficult for pedestrians to pass safely and the surface is uneven at certain points.

WSCC Findings and Brief Description of the Proposed Upgrades

Upgrade from Natts Lane to footpath 1937 towards Myrtle Lane to include footpath extension and widening into the carriageway.

Possible solutions include priority under the railway bridge with one vehicle at a time and footway widening under the railway bridge. Improved signage, lighting and addressing the overgrown trees and hedges would help improve the accessibility.

Proposals also include footpath widening along public right of way 1937 and the provision of asphalt or unbound gravel footpath (minimum width 1.5m) towards the northern section of footpath 1937 at the edge of Myrtle Close to create a new footpath connecting to Station Road Community Gardens. Since these feasibility proposals were developed by County, the Parish Council has constructed a footpath along an existing desire line to connect the circular path around Station Road Community Gardens to public right of way 1937.

These proposals would be subject to further engagement and agreement with the landowners, including Network Rail and the Weald School. A diagram of the potential upgrades is set out in Figure 2.40 below.

The minimum width of the path is proposed to be 1.5m but the extent of achieving a wider path would be dependent on the support of affected landowners. An asphalt surface would be preferable for cyclists and is preferable in this location with the amount of pedestrian and cyclist traffic. The proposed works under the railway bridge is pedestrian-focused but by providing this focus and the priority system for vehicles the speed of the traffic will be reduced which will benefit cyclists and visibility for any cyclists on the carriageway will also be improved.

An indicative construction cost range has been prepared by County and their consultants for Option 1b and is estimated to cost between £36,000 and £48,500. These costs are based on concept designs and if approved would be subject to further technical assessment, as well as public consultation. It should also be noted that the indicative costs do not take account of any land acquisition costs.

Next Steps

At the time of writing, this scheme is awaiting decision from County's moderation panel. If approved, a two year design and consultation starting in April 2026 would be required due to the complex landownership considerations and associated risks. This has the potential to alter the outcome of the scheme and could affect County's ability to deliver to LTN 1/20 standards. If approved, delivery is expected to take place in 2028/2029. Section 106 funding has been identified that could be used towards delivering these proposed upgrades.

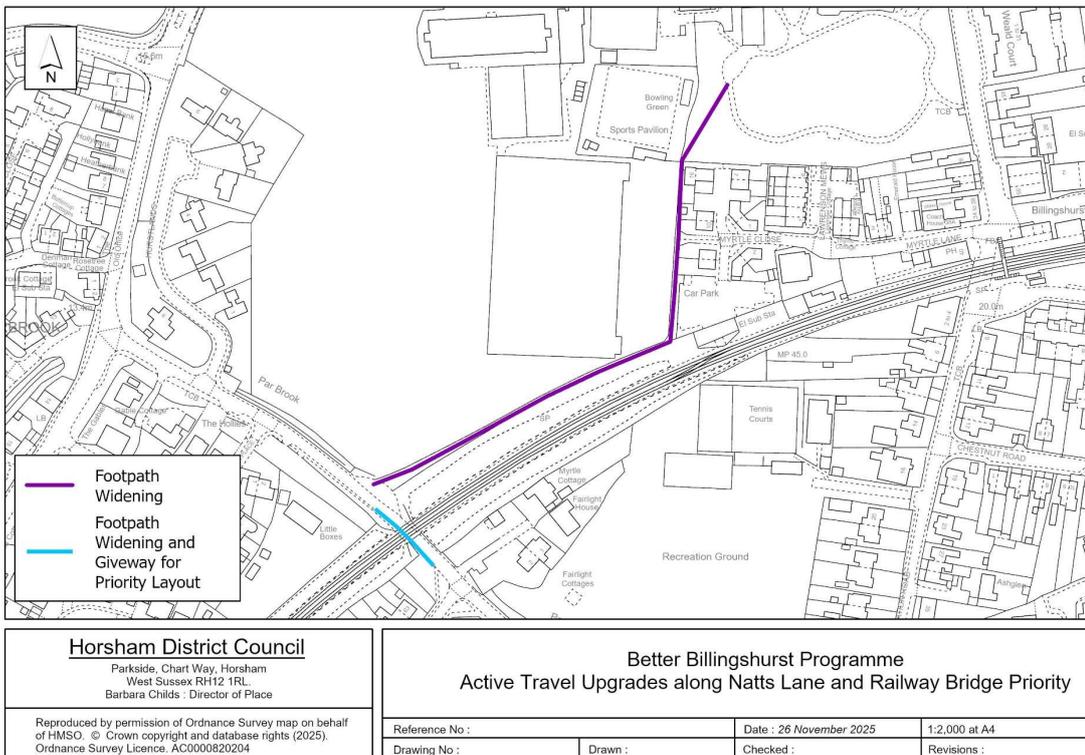


Figure 2.40: Active travel upgrades along Natts Lane and railway bridge priority

Other Potential Future Active Travel and Footpath Improvements

The following table sets out a range of potential improvements that have been provided to the Council by its partners and key community representatives. Whilst feasibility work would need to be undertaken in order to progress any of the improvements, it is helpful to evidence these aspirations for future prioritisation.

The indicative schemes have been formulated as a result of engagement with Billingshurst Parish Council and the local Billingshurst Ward Members. The work undertaken on key routes for walking and cycling for The Billingshurst Parish Neighbourhood Plan by the Neighbourhood Plan working group⁴¹ has also been reflected as this was subject to community consultation and engagement.

Potential Future Schemes	Existing Conditions and Proposed Improvements
Improvements to Footpaths 1322 and 1323	<p>The combined length of footpaths 1322 and 1323 (connected via 1320) is approximately 1.7km. Currently the footpaths are only suitable for walking and proposed improvements would upgrade the status and surface suitable for cycling. Improvements would provide improved accessibility between the B2133 to the south and connect to Marringdean Road.</p> <p>There is potential for Section 106 funding to be used towards these improvements.</p>

⁴¹ [The Billingshurst Parish Neighbourhood Plan Option Development Workshops Report \(February 2018\)](#)

Potential Future Schemes	Existing Conditions and Proposed Improvements
<p>Improvements to Footpaths 1932 and 1934</p>	<p>The combined length of footpaths 1932 and 1934 is approximately 749 metres. Proposed upgrades would include improving the surface south from Daux Road west to Lower Station Road to deliver a year-round usable surface.</p> <p>There is potential for Section 106 funding to be used towards these improvements.</p>
<p>Improvements to Footpath 1941</p>	<p>The total length of PRow 1941 is approximately 1.2km. Proposed improvements include upgrading the sections between Little East Street to the High Street and between the new spine road to Wooddale Lane to make the paths suitable for cyclists, with a sealed or crushed rock surface through Bowling Alley Woods. The section from Little East Street to the High Street is a private road. The section through Bowling Alley Woods is approximately 228 metres in length. The County Council advise that improvements to this route require significant work, given the multiple landowners, however, the upgrades would provide significant improvements in connectivity.</p>
<p>Provision of a walking and cycling link from Newbridge Road West to Lordings Road</p>	<p>The proposed route is all contained within County owned highways land and is approximately 1.6km in length. The footpath is very thin in places, less than 50cm.</p>
<p>Improve walking and cycling from Five Oaks to Billingshurst parallel to the A29</p>	<p>There is approximately 2km of footway connecting Five Oaks to the village of Billingshurst on the east side of Stane Street. However, the footway is generally in poor condition and has been narrowed by the overgrown hedges along this route, creating an unpleasant and even potentially dangerous environment for pedestrians giving the fast-moving traffic along the A29. The optimum solution would be to create provision for both cyclists and pedestrians to create sustainable connectivity from Five Oaks, although given the existing widths this may be challenging and potentially costly. As a minimum, the existing vegetation needs addressing to restore the footway to a usable width.</p>
<p>Provision of a new walking and cycling link from Coneyhurst to Billingshurst</p>	<p>Coneyhurst is a small hamlet that lies on the A272 to the south east of Billingshurst village. There are several public rights of way connecting Coneyhurst to Billingshurst, although these are not direct and there are sections on the road with no footways. A new walking and cycling link between the settlements would improve connectivity for residents in Coneyhurst.</p>
<p>Footway improvements to the northern section of the High Street</p>	<p>From the section at the top of the High Street where it intersects with the A272 and south along the High Street to High Seat Copse has no continuous footway. Pedestrians have to make several crossings to either side of the road to access the village centre and the various bus stops along this route. Potential improvements to join the small sections of footpaths together and to create improved connectivity for pedestrians.</p>

The Council will continue to engage with the County Council as part of the Better Billingshurst Programme to bring forward improvements where possible.

Billingshurst Parish Council-Led Improvement Projects

Additional Footpath at Station Road Community Gardens

Billingshurst Parish Council have recently completed a new path along a desire line to the north of the properties on Myrtle Close connecting to the existing circular path at Station Road Community Gardens. This route is regularly used by students, parents / carers travelling to and from The Weald. Provision of this footpath improves the safety and accessibility of the route and is expected to encourage increased walking and cycling to school.



Figure 2.41: Additional Footpath at Station Road Community Gardens

Traffic Calming Measures in the Village Centre

Billingshurst Parish Council has engaged a highways and traffic consultant who have made a series of recommendations to the Parish Council, following speed and traffic counts surveys in summer 2021, and again in May 2024 with a further revised scheme. Neither of the schemes have been supported by the County Council to date with County advising that the proposals were not found to be in accordance with the County's assessment criteria.

West Sussex County Council has since suggested a much-reduced scheme comprising the introduction of village gateways and speed indicator devices, proposed to be funded by Section 106 contributions. The proposed locations are East Street, West Street near Newbridge Road Roundabout, Stane Street and High Street for speed indicator devices. Village gateways are proposed at East Street Roundabout, West Street next to Newbridge Road East Roundabout, bottom of Stane Street and top of High Street.

Billingshurst Parish Council is also planning to apply for a Community Highways Scheme to County to reduce the speed limit in the central area of the High Street and Roman way to 20mph. These proposals are being progressed directly by Billingshurst Parish Council with West Sussex County Council, and it is not expected that any further funding will be required from the Better Billingshurst infrastructure development fund, however these improvements have been included in this report for completeness and to provide evidence for any application for S106 funding. Additionally, by reflecting this work in the delivery schedule (Appendix 3), any requirements for additional funding, should the proposals evolve or the funding picture change, there will be an opportunity for the scheme to be considered in the Better Billingshurst Programme.

Village Centre Parking and Public Realm Improvements

Current Provision

Horsham District Council owns and operates four car parks in Billingshurst village centre: Billingshurst Library car park, Six Bells, Jengers Mead and Myrtle Lane. The Library, Six Bells and Jengers Mead car parks all lie in close proximity to each other and serve the main village centre. Myrtle Lane is further south, located to the west of Billingshurst Railway Station.

The main part of Jengers Mead car park is owned and run by a private operator, however, there is a small 16-space section owned and run by Horsham District Council. From April 2025 Horsham District Council has introduced pay and display parking in this location. The Council's Parking Services team made this change due to poor uptake of season tickets and expect this will lead to greater use of the car park.



Figure 2.42: HDC owned section of Jengers Mead Car Park. Crown copyright and database rights, Ordnance Survey 2024

In addition to this, Annual Parking Disks have now been made available in all three car parks from April 2025, improving residents ease of access to the village centre.

Residents, commuters and visitors also have access to other publicly available car parks such as those serving the railway station, the leisure centre and the Community and Conference Centre, although the latter facility is only available to patrons.

Relevant Evidence and Stakeholder Feedback

Feedback from the schools and community groups consultation indicates that parking capacity in Billingshurst town centre is sufficient. The Council has a schedule of Rural Car Parks improvements and is planning to resurface and reline the car park in the near future. Layout improvements for Six Bells and Library Car Parks may also be considered.

Some respondents to the consultation with local community organisations identified a need for additional parking in the village to keep pace with the high housing delivery and to assist with the services community groups deliver. Billingshurst Community Minibus highlighted the need for a designated parking space for the community minibus. Negative feedback was also received about the provision at Jengers Mead.

Potential Improvements

Two schemes for improved parking and public realm improvements have been considered and are located in the Six Bells Car Park and to the rear of 54/56 High Street which would also deliver improved connectivity between Jengers Mead and the Sainsbury's and Library car parks.

Six Bells Car Park

The Council-owned Six Bells car park sits to the rear (west) of the Six Bells public house located to the west of the High Street. The existing layout provides for 37 standard parking spaces and two Electric Vehicle (EV) charging bays.

The Six Bells and Library car parks are currently planned for resurfacing plus relining (to the existing layout) as part of the Council's ongoing car park maintenance and improvements scheme. These works are currently expected to cost up to £110,000 and are programmed for delivery for next financial year (2026/2027).

As part of work undertaken by the Council on its rural car parks in 2017, concept schemes were developed to make improvements to a number of the rural car parks in the District. Two alternative layouts were proposed for 47 and 49 car parking spaces, each with two EV bays. As part of the Better Billingshurst work that has been undertaken, these schemes have been reviewed and it is considered that, realistically, an additional seven spaces could be created at a cost of £308,000 - £443,000.

Project Feasibility, Considerations and Constraints

The new layout relies on providing an exit to the highway through road which would require permission from the highway authority (WSCC). There is a risk that the proposal would not meet highway standards and therefore permission would not be granted. This exit would also mean moving one of the street lighting columns which would increase the scheme costs. With vehicles passing close to the existing sub-station there maybe additional protection work required by the Distribution Network Operator (SEN) and this would also generate additional costs for the scheme. The additional parking spaces are expected to cost around £350 per year for maintenance.

Other organisations such as Billingshurst Parish Council may become responsible for facilities such as car parks in the future due to Local Government Reorganisation. It would be important to factor this into any detailed feasibility work.

Additional Car Parking and Improved Connectivity to the Rear of 54-56 High Street

The Council acquired the freehold of 54-56 High Street in Billingshurst village centre in 2018 in order to provide additional public car parking in the village to enable residents and other visitors to access the village centre's shopping facilities. The Council subsequently secured planning consent for the creation of a 16-space public car park within the land at the rear of 54-56 High Street, which would also provide a vehicular link between the Sainsbury's car park and the adjacent car park at Jengers Mead. The new car park would be accessed from the existing provision to the south of the site, from Billingshurst Library and Mill Lane. The parking was proposed to be contained within new and retained boundary walls, which mark the historic plot of the frontage listed building. The car park would allow access between Mill Lane and Jengers Mead, which is sited to the north of the application site.

Planning consent was granted in 2022 under planning application reference DC/19/2319 and was subject to a number of pre-commencement and pre-use conditions, some of which were integral to preserving the Grade II listed building 54-56 High Street and the Billingshurst Conservation Area. The application relates to land which currently forms the rear curtilage of the listed building and is contained within the entirety of the Conservation Area.

Whilst planning consent was granted in 2022, this has already expired on 24 March 2025 as the planning permission has not been implemented within the three-year standard time condition. An application for renewed planning consent would therefore need to be submitted if the proposals were to be taken forward.



Figure 2.43: Site layout for additional car parking and vehicular access consented under DC/19/2319

During this time the Council deemed that the proposals could not be implemented due to the existing tenant that occupied the building. The project was also de-prioritised due to the costs of implementing the scheme and associated funding constraints.

As part of the work undertaken for the Better Billingshurst Programme, the Council's Property and Enterprise teams have been engaged in exploring these proposals further. The Enterprise team is supportive of proposals that enhance the village centre and consider that improving the connectivity between Jengers Mead and the Library car park would benefit the experiences of residents and visitors accessing the centre's facilities and potentially increase footfall which would benefit the existing businesses in this location. The Property team is also keen to understand the appetite from residents, visitors and businesses using the village centre facilities and whether additional car parking and improved connectivity would be supported.

Project Feasibility, Considerations and Constraints

Creating an additional car park in the village centre would help alleviate some of the pressure on the current car parks, especially at peak times. Improvements to the existing layout of the village centre would also create a more legible experience for residents and visitors using the village centre's shops and other facilities. Currently there is a disconnect between the facilities located in Jengers Mead and the supermarket, library and other retail units accessed from Mill Lane. Creating a new vehicular, cyclist and pedestrian access between the two locations would contribute to a more user-friendly experience for residents and visitors, although it was noted at the time of assessment that the width would not allow two vehicles to pass at the same time and traffic flow measures would be required.

To bring this scheme forward there would be a range of further issues to explore and potential constraints to delivery of the scheme. The consented scheme saw a reduction of two parking spaces serving Sainsbury's and therefore discussions would need to be re-visited to understand if this was acceptable. The planning consent was subject to a pre-commencement condition to undertake archaeological site investigation and there is potential for works to be halted, affecting the timescales for project delivery. There is also land ownership and access issues to resolve which would impact the timescales for delivery and potentially risk completion of the project.

The provision of a new access and the creation of 16 new parking spaces would require ongoing management and maintenance which would create additional costs and these would need to be understood in detail. In the short term these costs would fall to the Council, however, devolution and Local Government Reorganisation may mean that in the future local facilities such as village car parks that are currently owned

by the Council are handed over to other organisations such as Parish Councils to operate. Naturally, at this early stage in the work towards Local Government Reorganisation, there is no clear approach in this regard. However, if this project is progressed it could mean that other organisations become responsible for the facilities in the future. It will therefore be important to factor this into any detailed feasibility work. A 16-space car park is expected to cost around £750 per year for repairs, maintenance and utilities.

Electricity Feeder Pillar for Events at Station Road Community Gardens

Friends of Station Road Community Gardens regularly host outdoor theatres, fetes and community picnics, all of which rely on generators for power. Installing a permanent electricity feeder pillar would provide a reliable and convenient source of power, encouraging community events. It may be possible to deliver the power supply via permitted development rights although this would need to be explored further with the Council's Planning team. This is expected to cost in the region of £15,000.

Project Feasibility, Considerations and Constraints

The Parish Council has previously installed a power connection to the nearby Men's Shed. It may be possible to extend this connection to a convenient location in the Community Gardens, although this would need further investigation, advice, and possibly permission from the Distribution Network Operator (SSEN) would be required to understand the feasibility of this project in more detail.



Part 3: Appendices

Appendix 1: Summary of the Community Groups Consultation Feedback

Topic	Feedback Summary
Community Facilities	<p>Community Facilities were ranked as the second-top priority amongst the community groups surveyed.</p> <p>Respondents found there is a lack of facilities for community usages such as childcare, pre-school, nursery, elderly care, youth activities, health support services and community groups, especially considering the growing population.</p> <p>Some community buildings and club facilities would benefit from refurbishment and modernisation.</p> <p>Community facilities were cited as essential for community cohesion and mental wellbeing.</p> <p>The Depot is too small to run the majority of community events.</p> <p>Older and differently abled residents may not have the ability to travel to Horsham to use facilities.</p> <p>There is a lack of indoor, non-sporting activities for young people.</p>
Sustainable Travel and Movement (Walking, Wheeling and Cycling)	<p>Sustainable Travel and Movement was ranked as the fourth most important theme by the community groups surveyed.</p> <p>Improving footpaths and cycle routes in and around the village were identified as a priority by several respondents.</p> <p>Providing safer walking and cycling to the schools is important, especially from new developments, and may in turn help to reduce traffic at peak times.</p> <p>Lack of safe a footpath and cycle link to Jubilee Fields.</p> <p>Damage to footpaths can make them dangerous, especially for older residents.</p> <p>Traffic is seen as an issue in the village centre and around the railway station and schools.</p> <p>Traffic calming measures in the village were supported by some but disliked by others.</p> <p>The signage in and around the village and footpaths is lacking or in poor condition. A central map with paths and key facilities was requested.</p>
Green Infrastructure	<p>Green Infrastructure was ranked as the third most important theme by the community groups.</p> <p>There are not enough allotments to fulfil demand, there is currently a waiting list in place.</p> <p>There is a lack of burial space and no memorial ground in Billingshurst.</p>

Topic	Feedback Summary
	<p>Adding solar panels to the large south facing roof at Jubilee Fields would reduce the current electricity cost and may generate revenue for the club.</p>
<p>Sports and Recreation</p>	<p>Sports and Recreation was ranked as the top priority amongst the community groups surveyed.</p> <p>Respondents highlighted the importance of Jubilee Fields as the main open space and sporting facility for Billingshurst. Maintaining the facility is crucial for the physical and mental health of young people, as well as the wider community.</p> <p>The pitches are unusable for much of the winter due to poor drainage, leading to games being called off frequently. Improving the drainage on the site or providing a 3G pitch were both suggested in order to remedy this.</p> <p>Jubilee Fields Clubhouse needs repairs and would benefit from significant refurbishment to make the facility more welcoming.</p> <p>There is a lack of provision for women’s sports teams in Billingshurst.</p> <p>Measures to prevent and reduce vandalism to sporting facilities should be considered.</p> <p>There is a lack of facilities for young people in Billingshurst, such as playgrounds, skate parks and outdoor meetings spaces. Some facilities are in poor condition and need refurbishment.</p> <p>The children’s play equipment at Station Road Gardens playground equipment would benefit from refurbishment.</p> <p>Lack of disabled access equipment in playgrounds.</p> <p>Lack of open green spaces</p>
<p>Village Centre Car Parks</p>	<p>Village Centre Car Parks were ranked as the lowest priority by the community groups.</p> <p>Most respondents found the parking provision sufficient for the time being but want to ensure this keeps pace with development.</p> <p>The private car park at Jengers Mead is unpopular.</p> <p>The accessibility and flow of the Six Bells and Library car parks could be improved.</p>
<p>Other Comments</p>	<p>There is a general view that infrastructure had not kept pace with development.</p> <p>The nearest hospital is a long distance away and the current doctors’ surgery is oversubscribed, this is a particular issue for older, less-able residents.</p> <p>Other issues raised include the lack of affordable housing, poor bus service, lack of police presence and CCTV.</p>

Appendix 2: Summary of the Schools Consultation Feedback

Topic	Feedback Summary
<p>Community Facilities</p>	<p>Community Facilities were ranked as the top priority amongst parents, carers and students.</p> <p>Several responses from parents, carers and students wanted to see more groups for children in all age brackets, from pre-schools up to after school activities for secondary school children.</p> <p>Some respondents think more community facilities are needed to account for the expansion of the village, whereas others think the issue is a lack of groups for children.</p> <p>Feedback suggested the village lacks indoor activities and for children such as a soft play area, trampoline park, village arcade, pottery, and dance classes.</p> <p>Parents and carers highlighted that there is also a lack of facilities for adults, such as bars, cafes, and adult learning facilities.</p> <p>Public amenities such as water bottle refill stations, toilets and phone charging points were also requested.</p> <p>There is a lack of provision to assist homeless people.</p>
<p>Sustainable Travel and Movement (Walking, Wheeling and Cycling)</p>	<p>Sustainable Travel & Movement (Walking, Wheeling, Cycling) was ranked as third most important amongst parents, carers and students.</p> <p>A large number of parents and carers highlighted traffic, speeding and a lack of safe active travel options as a major concern, especially on routes in and around the schools on Marringdean Road, Station Road, Longhurst Drive and in and around the newer developments. In order to reduce this, speed humps, cameras, widening of and repairing pavements, 20mph speed limits, additional pedestrian crossings and cycle lanes were all suggested.</p> <p>The footpaths on Stane Street are thin, in poor condition and overgrown, this makes accessing Billingshurst from Five Oaks on foot and bicycle unsafe. Speeding is an issue on this road and speed cameras to reduce this were recommended.</p> <p>Public Rights of Way in Billingshurst are in poor condition and do not sufficiently link to facilities and the Downs Link.</p> <p>Banning lorries near the school at pick up-drop off would encourage active travel.</p> <p>A central map of footpaths in and around the village would encourage activity.</p>

Topic	Feedback Summary
	<p>Various improvements to the high street including traffic calming measures, more crossings and pedestrianisation were recommended.</p> <p>Jengers Mead would benefit from regeneration.</p> <p>Disabled access in Billingshurst was highlighted as being poor. Thin pavements, a lack of dropped kerbs and unsuitable gates in parks limit independent access to facilities.</p> <p>Lack of dog waste bins.</p>
Green Infrastructure	<p>Green Infrastructure was ranked as the fourth most important theme amongst parents, carers and students.</p> <p>Respondents were keen to maintain and upkeep greenspaces in the village, citing them as an important community resource for physical and mental wellbeing.</p> <p>More litter and dog waste bins in public parks.</p> <p>Secure bike storage would help to encourage active travel.</p> <p>Billingshurst Primary Academy provided lots of green infrastructure ideas such as bug hotels, flower gardens, minibeast areas, bird boxes, conservation areas for wildlife and planting trees throughout the village.</p>
Sports and Recreation	<p>Sports and Recreation was ranked as the second-top priority theme amongst parents, carers and students.</p> <p>General agreement that Jubilee Fields is a great community asset but needs improvements to the clubhouse and football pitches. Students were keen to see a 3G pitch in order to make sports more enjoyable and consistently accessible year-round. More lighting on the footpaths into Jubilee Fields as well as around the facility were requested. Floodlights for other sports pitches were also requested.</p> <p>Students, parents and carers provided lots of feedback on potential playground improvements. Large central play areas, as opposed to smaller neighbourhood play areas were preferred. Respondents wanted a greater variety of equipment including bouldering, trampolines, swings, disabled access equipment and larger equipment for older children and young teenagers.</p> <p>Skateparks, pump tracks, roller skating areas and basketball courts were all requested.</p> <p>Several students were in favour of more youth shelters, whereas parents and carers had a negative or no response to this.</p>

Topic	Feedback Summary
	Lack of public art.
Village Centre Car Parks	<p>Village Centre Car Parks were ranked as the lowest priority by parents, carers and students.</p> <p>The privately run Jengers Mead Car park is very unpopular and dissuades people from going into town.</p> <p>Respondents also suggested any extra facilities should provide commensurate parking, but current town centre parking is sufficient.</p>
Other Comments	<p>There is a lack of doctors and dentists in Billingshurst.</p> <p>An additional primary school will benefit the town.</p> <p>There were a variety of additional comments and suggestions, especially from students, including an Aquarium, Animal Shelter, Outdoor Cinema, Lido, Ice Cream Parlour, Pizzeria, and book swap box.</p> <p>Some parents feel more could be done to protect children, such as banning vape shops and increasing police presence.</p>

Appendix 3: Schedule of Potential Infrastructure Projects

Ref:	Project Name and Description	Indicative Project (Capital) Costs*	Indicative Revenue Costs*	Estimated Delivery Timescales	Delivery Lead / Key Partners	Key Project Considerations	Potential Funding Sources
Community Facilities							
001	Upgrades to Billingshurst Community & Conference Centre (solar panels with battery storage and energy efficient lighting)	Solar panels: £22,000 - £48,000 Energy-efficient lighting: up to £1,350	Estimates from suppliers have suggested that the solar panels could generate between £3,670 - £9,250 of electricity that could be sold to the grid (depending on system installed).	Short Term	Billingshurst Parish Council	The site sits within the Billingshurst Conservation Area and any proposal should have regard to the wider historic setting. The type and number of solar panels, as well as energy storage options would need to be understood in more detail. The provision of solar panels is likely to require an application for prior approval.	Better Billingshurst Fund NCIL
002	Upgrades to the Billingshurst Women's Hall (proposals include the provision of solar panels, secondary glazing and accessibility and safety improvements)	£33,000 - £52,000	Estimates from suppliers have suggested that the solar panels could generate between £2,000 - £2,200 of electricity that could be sold to the grid (depending on system installed).	Short Term	Horsham District Council / Billingshurst Women's Hall	The site sits within the Billingshurst Conservation Area and it would be important to ensure any changes can be integrated sensitively into the historic setting. A planning application may be required for some elements of the proposals including the ramp and handrail. It may be possible to install the solar panels through permitted developments rights.	Better Billingshurst Fund NCIL
003	Erection of a new village hall /	£1.4 - £3.5million plus purchase costs of land	There are significant revenue costs associated with the	Long Term	Horsham District Council /	The provision of a new build facility to serve the community would require the provision of land. A lead	Developer contributions

Ref:	Project Name and Description	Indicative Project (Capital) Costs*	Indicative Revenue Costs*	Estimated Delivery Timescales	Delivery Lead / Key Partners	Key Project Considerations	Potential Funding Sources
	community meeting space		maintenance and day-to-day running of a new community facility. Depending on the size of the facility, costs for electricity, rates, cleaning, maintenance and a booking system can be expected to be in the region of £35,000 per annum. Whilst some income would be generated from bookings it is considered unlikely that a facility would operate at a profit.		Billingshurst Parish Council	partner to manage and run the new facility would need to be identified and agreed. Further strategic-scale development in Billingshurst Parish should consider opportunities for meeting this community aspiration.	from S106 / CIL Better Billingshurst Fund On-site delivery via new development
004	Purchase and refurbishment of an empty retail unit in Billingshurst village centre to provide a new community meeting space	£500,000 - £1million	Running costs for a smaller, converted building would be around half that of a new facility, but could vary significantly depending on the site. Whilst some income would be generated from bookings it is considered unlikely that a facility would operate at a profit.	Medium Term	Horsham District Council / Billingshurst Parish Council	Proposed conversion of an existing retail unit is likely to require a change of use. The location in Billingshurst village is sustainable, being inside the built-up area boundary, and with access to public transport and sufficient parking. However, a wide range of issues would need consideration including an assessment of the proposed uses of the building, the impact on the amenity of neighbouring occupiers and consideration of the existing and proposed parking arrangements, amongst other items. Accessibility arrangements (as required by the	Developer contributions from S106 / CIL Better Billingshurst Fund

Ref:	Project Name and Description	Indicative Project (Capital) Costs*	Indicative Revenue Costs*	Estimated Delivery Timescales	Delivery Lead / Key Partners	Key Project Considerations	Potential Funding Sources
						<p>Equality Act) would also be an important consideration in the provision of a community building, which is not always straightforward in existing properties proposed for conversion.</p> <p>A lead partner to manage and run the new facility would need to be identified and agreed.</p>	
005	Provision of a replacement two-tier pavilion at Jubilee Fields to provide an additional community meeting space (also identified as a sports facility under Ref.025)	Up to £1.5million	Billingshurst Parish Council and the BSRA are responsible for the existing facility and would be responsible for any new replacement facility. It would, be important to understand the operating costs of a larger replacement building should this project be taken forward.	Medium Term	Horsham District Council / Billingshurst Parish Council / Billingshurst Sport and Recreation Association	<p>Expanding the existing meeting spaces may be dependent on other projects coming forward such as expansion of the car park and driveway widening.</p> <p>An agreed management plan would likely be required for running the new facility to enable community use.</p>	<p>Developer contributions from S106 / CIL</p> <p>Football Foundation funding</p> <p>Better Billingshurst funding</p>
006	Upgrades to St Mary's Church to create a more accessible venue and allow for wider non-religious community use	£119,000 - £641,000	Potential for an increased insurance premium due to the additional access and cost of stocking a servery but this would be expected to be outweighed by the additional revenue	Short to Medium Term	Horsham District Council / St Mary's Church / Diocese of Chichester (Church of England)	The church does not currently have permission from the Church of England's building regulatory body for the for the works as presented. They do, however, have approval in-principle for all works as a single package, therefore obtaining permission for the individual works packages is not expected to be an issue. It should be noted that the	<p>Better Billingshurst Fund</p> <p>Diocese of Chichester (Church of England) funding</p>

Ref:	Project Name and Description	Indicative Project (Capital) Costs*	Indicative Revenue Costs*	Estimated Delivery Timescales	Delivery Lead / Key Partners	Key Project Considerations	Potential Funding Sources
			generated via increased community hiring fees.			<p>procedure to obtain permission, as well as the relevant consultations, takes around three months.</p> <p>S106 eligibility criteria identifies that the Council is unable to support activities that promote specific religious or political views. Given the nature of these works and their proposed benefit to the wider community the project's eligibility for S106/CIL funding would need to be confirmed with the Council.</p>	
Green Infrastructure, Open Space and Recreation							
007	Provision of a memorial ground / garden of remembrance to serve Billingshurst Parish	TBD	The operational costs associated with a memorial ground are considered to be relatively low but would vary significantly depending on size of the site as well as the features and equipment included.	Medium Term		<p>This project would require sufficient land to be provided and at the time of writing no land has been identified that could support such a proposal.</p> <p>Further strategic-scale development in Billingshurst Parish should consider opportunities for meeting this community aspiration.</p>	<p>Developer contributions from S106 / CIL</p> <p>Better Billingshurst Fund</p> <p>On-site delivery via new development</p>
008	Provision of a burial ground to serve Billingshurst Parish	£1.5 - £2million plus land purchase costs	It is difficult to identify potential revenue costs without a more developed scheme to	Long Term	TBD	This project would require sufficient land to be provided and at the time of writing no land has been	Developer contributions

Ref:	Project Name and Description	Indicative Project (Capital) Costs*	Indicative Revenue Costs*	Estimated Delivery Timescales	Delivery Lead / Key Partners	Key Project Considerations	Potential Funding Sources
			consider, however, based on the three cemeteries that the Council operates in Horsham, there is potential for a new cemetery to generate a small profit, although this would be dependent on the number of burials per year, taking into account the ongoing operating and maintenance costs.			identified that could support such a proposal. Further strategic-scale development in Billingshurst Parish should consider opportunities for meeting this community aspiration.	from S106 / CIL Better Billingshurst Fund On-site delivery via new development
009	Provision of additional allotments / community garden space	TBD	If a suitable site was to be identified, the majority of the cost would be for purchasing the site, setting up plots, paths, water standpoints and a communal shed. Once a site is established allotments have minimal running costs and can often generate a small profit.	Medium Term	TBD	The provision of additional allotments or a community garden space would require sufficient land to be provided and at the time of writing no land has been identified that could support such a proposal. Further strategic-scale development in Billingshurst Parish should consider opportunities for meeting this community aspiration.	Developer contributions from S106 / CIL Better Billingshurst Fund On-site delivery via new development
010	Upgrades to play parks to include improved signage and wayfinding and	TBD	It is considered the improvements would reduce revenue expenditure in most	Short Term	Horsham District Council / Billingshurst	A prioritised list of specific improvements would need to be developed in partnership with the Parish Council.	Developer contributions from S106 / CIL

Ref:	Project Name and Description	Indicative Project (Capital) Costs*	Indicative Revenue Costs*	Estimated Delivery Timescales	Delivery Lead / Key Partners	Key Project Considerations	Potential Funding Sources
	general repairs and replacement of existing equipment and ancillary items e.g. bins		cases by repairing and replacing additional equipment that would otherwise come from the Council's or Parish Council's maintenance budgets. If new equipment or ancillary items were to be installed there may be a small revenue burden to the Council or Parish Council. Indicative costings and revenue implications cannot be generated as the project is not sufficiently defined at the time of writing.		Parish Council	It is not envisaged planning permission would be required for these upgrades, but this would be subject to the proposals developed and engagement with the Council's Planning team to confirm.	Better Billingshurst Fund
011	Improvements at Lower Station Road Recreation Ground to provide new and upgraded facilities for children and young people. Early-stage proposals include the creation of an unfenced, multi sports area, new seating area, a new skate park and pump track and the	A total of £868,000 for all identified facilities. Individual cost estimates as follows: Skatepark: up to £300,000 Pump Track: £96,000 Sensory and Natural Play Equipment: £64,000	Estimated annual revenue costs as follows: Skatepark: £690 / year Pump Track: £990 / year Sensory and Natural Play Equipment: £300 / year Perimeter path: £7,100 / year amortised cost (i.e. assuming full	Short Term	Horsham District Council / Billingshurst Parish Council	Lower Station Road Recreation Ground is designated as Local Green Space in the Billingshurst Parish Neighbourhood Plan (2019-31) under Policy Bill 15 and would therefore be subject to an "exceptional circumstances" test. Policy Bill 4 also makes provision for play areas to serve the needs of children of all ages and the provision of additional and improved youth facilities.	Developer contributions from S106 / CIL Better Billingshurst Fund

Ref:	Project Name and Description	Indicative Project (Capital) Costs*	Indicative Revenue Costs*	Estimated Delivery Timescales	Delivery Lead / Key Partners	Key Project Considerations	Potential Funding Sources
	provision of a perimeter path.	Perimeter Path: £142,000 Multi-sports area: £180,000 Seating area: £96,000.	replacement needed after 20 years) Multi-sports area: £1,110 / year Seating area: £590 / year				
012	Improvements to Station Road Community Gardens to provide new and upgraded facilities for children and young people. Early-stage proposals include new areas of seating to provide more communal 'hang out' areas, ball court resurfacing and a new ground level lit pathway.	A total of £144,600 for all identified facilities. Individual cost estimates as follows: Pathway upgrade and Lighting: £12,000 Seating Area: £102,000 Ball Court resurfacing and painting: £30,600	Estimated annual revenue costs as follows: Pathway upgrade and Lighting: £100 / year Seating Area: £617.50 / year Ball Court resurfacing and painting: £1,530 / year amortised cost (i.e. assuming full replacement needed after 20 years)	Short Term	Horsham District Council / Billingshurst Parish Council	Station Road Community Gardens is designated as Local Green Space in the Billingshurst Parish Neighbourhood Plan (2019-31) under Policy Bill 15 and would therefore be subject to an "exceptional circumstances" test. Policy Bill 4 also makes provision for play areas to serve the needs of children of all ages and the provision of additional and improved youth facilities.	Developer contributions from S106 / CIL Better Billingshurst Fund
013	Provision of a new children's play area at Jubilee Fields	£144,000 in total Play Area: £120,000 Protective Fencing: £24,000	Estimated annual revenue costs as follows: Play Area: £990 / year Fencing: £1,200 / year amortised cost (i.e. assuming full	Short Term	Horsham District Council / Billingshurst Parish Council / Billingshurst Sports and	The provision of a new play area may be contingent on the relocation of the existing cricket nets which could be sited adjacent to this new area to the north east. Safety considerations would be necessary to ensure cricket balls in	Developer contributions from S106 / CIL Better Billingshurst Fund

Ref:	Project Name and Description	Indicative Project (Capital) Costs*	Indicative Revenue Costs*	Estimated Delivery Timescales	Delivery Lead / Key Partners	Key Project Considerations	Potential Funding Sources
			replacement needed after 20 years)		Recreation Association	play do not affect the new play area.	Off-site contributions from further development in Billingshurst Parish
Sports Facilities							
014	<p>Drainage and natural grass pitch improvements at Jubilee Fields, Billingshurst</p> <p>Drainage improvements at Jubilee Fields Fishing Lake</p>	<p>Whole site: £500,000, although this may vary significantly depending on the system required.</p> <p>Primary Drainage: £40,000 per pitch</p> <p>Secondary Drainage: £20,000 per pitch</p> <p>Fishing Lake improvements: £24,000</p>	Maintenance costs are expected to be higher for the first year then return to similar levels to at present.	Short to Medium Term (works would need to be phased)	Horsham District Council / Billingshurst Parish Council / Billingshurst Sport and Recreation Association	<p>Primary drainage improvements across the site and secondary drainage for football pitches.</p> <p>Detailed requirements and associated costs are dependent on further specialist surveying work. Owing to timescales for the works and subsequent period of no use, the drainage works to the pitches would need to be phased.</p> <p>Pre-application planning advice would need to be sought to understand any development constraints. A project of this scale may require planning permission and approval from the Environment Agency.</p> <p>Improvements to the Jubilee Fields Fishing Lake would be separate to the drainage works but may be</p>	<p>Developer contributions from S106 / CIL</p> <p>Football Foundation funding</p> <p>Better Billingshurst Fund</p> <p>Other partnership funding</p>

Ref:	Project Name and Description	Indicative Project (Capital) Costs*	Indicative Revenue Costs*	Estimated Delivery Timescales	Delivery Lead / Key Partners	Key Project Considerations	Potential Funding Sources
						beneficial to be brought forward cohesively.	
015	Provision of a 3G artificial grass pitch at Jubilee Fields	£1.175 - £1.23million*	£30,000 per year	Medium Term	Horsham District Council / Billingshurst Parish Council / Billingshurst Sports and Recreation Association / Football Foundation	Provision of this new facility is dependent on a range of key partners working together to achieve delivery. Engagement between these partners is already underway. <i>* Up to 65-75% of this cost could potentially be met by the Football Foundation subject to an application and meeting the Football Foundation's criteria for partnership funding.</i>	Developer contributions from S106 / CIL Football Foundation funding Better Billingshurst Fund Other partnership funding
016	Upgrades to the existing pavilion at Jubilee Fields (roof repairs, provision of solar panels to improve energy efficiency and general refurbishment)	£118,000 in total Roof Repairs: £12,500 Solar Panels: £29,000- £40,000 General Refurbishment: £65,500	Roof repairs and general refurbishment are not expected to incur ongoing revenue costs. Solar panel suppliers estimate between £3,700 and £8,323 of electricity would be generated per year depending on the system installed. Actual generation is expected to be slightly lower as	Short to Medium Term	Horsham District Council / Billingshurst Parish Council / Billingshurst Sport and Recreation Association	Provision of the solar panels to improve the energy efficiency and running costs of the venue would be dependent on the roof being repaired. Potential for general refurbishment and the provision of the solar panels to be treated as separate projects that could be progressed independently.	Developer contributions from S106 / CIL Better Billingshurst Fund

Ref:	Project Name and Description	Indicative Project (Capital) Costs*	Indicative Revenue Costs*	Estimated Delivery Timescales	Delivery Lead / Key Partners	Key Project Considerations	Potential Funding Sources
			estimates are based on best-case scenarios.				
017	Provision of a small facility to serve the top pitch at Jubilee Fields (to include changing and toilet facilities)	£100,000 - £315,000	Around £4,000 per year for utilities	Medium Term	Horsham District Council / Billingshurst Parish Council / Billingshurst Sport and Recreation Association	A new building would require planning consent and engineering works to connect it to existing utilities to provide drainage and power. It would require ongoing management and maintenance which would create additional costs and these would need to be understood in detail and agreed with both the Billingshurst Parish Council and the BSRA as site owners and operators respectively.	Developer contributions from S106 / CIL Football Foundation funding Better Billingshurst Fund
018	Changing room upgrades to the existing pavilion to provide women's changing facilities at Jubilee Fields	£39,000	As this project would be to improve existing facilities, additional maintenance costs are expected to be minimal.	Short Term	Horsham District Council / Billingshurst Parish Council / Billingshurst Sport and Recreation Association	The timing of the works would need to be carefully scheduled to minimise disruption to the football and cricket seasons. Any upgrades would be required to meet the standards of the England Wales Cricket Board and the Football Association. Potential for additional funding towards upgrades from external sources such as the England and Wales Cricket Board, subject to evidence of the balance of funds.	Developer contributions from S106 / CIL Better Billingshurst Fund Football Foundation Funding

Ref:	Project Name and Description	Indicative Project (Capital) Costs*	Indicative Revenue Costs*	Estimated Delivery Timescales	Delivery Lead / Key Partners	Key Project Considerations	Potential Funding Sources
019	Exterior improvements to the Jubilee Fields grounds (to include hard standing upgrades and a covered decking area for spectators)	£169,000 for all elements	It is not anticipated this project will create a significant additional revenue burden for the Billingshurst Sport and Recreation Association	Short Term	Horsham District Council / Billingshurst Parish Council / Billingshurst Sport and Recreation Association	The works are likely to require planning permission. If this and other works at Jubilee Fields are selected, consideration will need to be given to ensure these works are compatible they do not impede each another or matchdays.	Developer contributions from S106 / CIL Better Billingshurst Fund
020	Provision of new professional cricket nets / cricket ground and equipment upgrades	£53,000 - £92,000*	As the BSRA currently maintains the existing cricket nets no additional ongoing costs are anticipated	Short Term	Horsham District Council / Billingshurst Parish Council / Billingshurst Sport and Recreation Association	The existing cricket nets may need to be relocated if the play space proposals at Jubilee Fields are brought forward *A private donor at Billingshurst Cricket Club has offered £25,000 towards new cricket nets,	Developer contributions from S106 / CIL Better Billingshurst Fund Third party funding
021	Provision of a new padel tennis facility at Jubilee Fields	£108,000 - £222,000	Ongoing costs for maintenance and utilities are anticipated but have not been established at this stage.	Medium Term	Horsham District Council / Billingshurst Parish Council / Billingshurst Sport and	A detailed understanding of the future costs would be required and the agreement of both the landowner and the organisation responsible for their operation and upkeep would be necessary. Planning permission would be required for any new facility including consideration of the loss	Developer contributions from S106 / CIL Better Billingshurst Fund

Ref:	Project Name and Description	Indicative Project (Capital) Costs*	Indicative Revenue Costs*	Estimated Delivery Timescales	Delivery Lead / Key Partners	Key Project Considerations	Potential Funding Sources
					Recreation Association	of any existing facilities to accommodate the new padel court.	
022	Expansion of Billingshurst Leisure Centre	£250,000 - £1million	Additional developments are not defined at this stage but may create additional revenue burdens for Horsham District Council or the selected leisure operator.	Medium to Long Term	Horsham District Council / Private Leisure Operator	<p>The site is at capacity and restricted in what it can currently offer. The gym needs expansion, and the addition of studio spaces would broaden the offer available to a growing local population.</p> <p>The Council is undertaking a wider review of all its leisure facilities and therefore it is likely that any proposed expansion would come forward as part of this work, rather than through the Better Billingshurst Programme but it has been included in this delivery schedule for completeness.</p>	<p>Developer contributions from S106 / CIL</p> <p>Private Leisure Operator funding</p> <p>HDC reserves</p>
023	Provision of a new clubhouse for Billingshurst Bowling Club	£40,000	Ongoing costs associated with this project are anticipated to be minimal and would be covered by the Bowling Club	Short Term	Billingshurst Bowling Club	As part of its proposed business plan, Billingshurst Bowling Club envisages that a new clubhouse can also meet additional demand for community meeting space from other local groups. If investment through the Better Billingshurst Fund is secured on this basis, it may be the case that an agreement to secure this use is required.	<p>Developer contributions from S106 / CIL</p> <p>Better Billingshurst Fund</p>
024	Additional car parking capacity at Jubilee Fields	£120,000 - £150,000	The additional car parking spaces are expected to cost in the	Short Term	Horsham District Council /	This project may need to be delivered alongside any other improvement projects at Jubilee	Developer contributions

Ref:	Project Name and Description	Indicative Project (Capital) Costs*	Indicative Revenue Costs*	Estimated Delivery Timescales	Delivery Lead / Key Partners	Key Project Considerations	Potential Funding Sources
			region of £950 per year to maintain on average.		Billingshurst Parish Council / Billingshurst Sport and Recreation Association	Fields to ensure that the parking is sufficient to meet any increased usage.	from S106 / CIL Better Billingshurst Fund
025	Provision of a new two-tier pavilion to replace the existing clubhouse at Jubilee Fields (also identified as an additional community facility meeting space under Ref.005)	Up to £1.5million	Billingshurst Parish Council and the BSRA are responsible for the existing facility and would be responsible for a replacement. It would, be important to understand the operating costs of a larger replacement building should this project be taken forward.	Medium Term	Horsham District Council / Billingshurst Parish Council / Billingshurst Sport and Recreation Association	Expanding the existing meeting spaces may be dependent on other projects coming forward such as expansion of the car park. An agreed management plan would likely be required for running the new facility to enable wider community use.	Developer contributions from S106 / CIL Football Foundation funding Better Billingshurst Fund Other partnership funding
Sustainable Travel and Movement							
026	WSCC Active Travel Schools Study Option 1a	£32,700 - £40,000	TBC	Short to Medium Term	West Sussex County Council	Delivery of the scheme will need to be moderated via WSCC's internal governance processes, but the scheme has the potential to be	Expected to be funded via S106 contributions

Ref:	Project Name and Description	Indicative Project (Capital) Costs*	Indicative Revenue Costs*	Estimated Delivery Timescales	Delivery Lead / Key Partners	Key Project Considerations	Potential Funding Sources
	Active travel links to Jubilee Fields - improvements to footpaths 1335 and 1326					delivered in 2027/28, subject to approval	
027	WSCC Active Travel Schools Study Option 2	£1.9 - £3million	TBC	Long Term	West Sussex County Council	Not being progressed by WSCC at this time.	Developer contributions from S106 / CIL West Sussex County Council funding
028	WSCC Active Travel Schools Study Option 1b Active travel upgrades along Natts Lane and footpath 1937	£36,000 - £48,500	TBC	Short to Medium Term	West Sussex County Council	Delivery of the scheme will need to be moderated via WSCC's internal governance processes, but the scheme has the potential to be delivered in 2027/28, subject to approval.	Expected to be funded via S106 contributions
029	Improvements to footpaths 1322 and 1323	TBD	TBC	Long Term	West Sussex County Council	No active proposals currently being progressed but identified for potential future investment.	S106 / CIL WSCC funding
030	Improvements to footpaths 1932 and 1934	TBD	TBC	Long Term	West Sussex	No active proposals currently being progressed but identified for potential future investment.	S106 / CIL

Ref:	Project Name and Description	Indicative Project (Capital) Costs*	Indicative Revenue Costs*	Estimated Delivery Timescales	Delivery Lead / Key Partners	Key Project Considerations	Potential Funding Sources
					County Council		WSCC funding
031	Improvements to footpath 1941	TBD	TBC	Long Term	West Sussex County Council	No active proposals currently being progressed but identified for potential future investment.	S106 / CIL WSCC funding
032	Provision of a walking and cycling link from Newbridge Road West to Lordings Road	TBD	TBC	Long Term	West Sussex County Council	No active proposals currently being progressed but identified for potential future investment.	S106 / CIL WSCC funding
033	Improve walking and cycling link from Five Oaks to Billingshurst parallel to the A29	TBD	TBC	Long Term	West Sussex County Council	No active proposals currently being progressed but identified for potential future investment.	S106 / CIL WSCC funding
034	Provision of a new walking and cycling link from Coneyhurst to Billingshurst	TBD	TBC	Long Term	West Sussex County Council	No active proposals currently being progressed but identified for potential future investment.	S106 / CIL WSCC funding
035	Footway improvements to the northern section of the High Street	TBD	TBC	Long Term	West Sussex County Council	No active proposals currently being progressed but identified for potential future investment.	S106 / CIL WSCC funding
036	Provision of a new footpath at Station Road Community Gardens	£14,000	TBC	Delivered	Billingshurst Parish Council	This project was completed by Billingshurst Parish Council in October 2025.	Funded via S106 contributions

Ref:	Project Name and Description	Indicative Project (Capital) Costs*	Indicative Revenue Costs*	Estimated Delivery Timescales	Delivery Lead / Key Partners	Key Project Considerations	Potential Funding Sources
037	Traffic calming measures including village gateways and speed indicator devices. 20mph speed limit on Roman Way and the High Street.	£50,000	TBC	Short Term	West Sussex County Council / Billingshurst Parish Council	Proposed improvements are being progressed directly by Billingshurst Parish Council.	S106 / CIL NCIL
Village Centre Parking and Public Realm Improvements							
038	Six Bells car park improvements (reconfiguration to create 7no more spaces)	£308,000 - £443,000	The additional parking spaces are expected to cost around £350 per year for maintenance.	Short Term	Horsham District Council	<p>New layout relies on an exit to the highway which would require permission from the Highways Authority (WSCC). There is a risk if the proposals do not meet highways standards permission would not be granted. This would need to be explored at detailed feasibility. Additional costs may also be incurred by the relocation of the street lighting columns potential addition protection works from the existing sub-station.</p> <p>Other organisations such as Billingshurst Parish Council may become responsible for facilities such as car parks in the future due to Local Government Reorganisation. It will be important to factor this into any detailed feasibility work.</p>	<p>Developer contributions from S106 / CIL</p> <p>Better Billingshurst Fund</p>

Ref:	Project Name and Description	Indicative Project (Capital) Costs*	Indicative Revenue Costs*	Estimated Delivery Timescales	Delivery Lead / Key Partners	Key Project Considerations	Potential Funding Sources
039	<p>Provision of permanent power supply to serve the Artisan Market at the Six Bells Car Park.</p> <p>March 2026 Update: The Artisan Market has now ceased operations and this project is no longer being considered.</p>	£10,000+	The power supply would have minimal revenue implications. A small fee charged to users would be sufficient to cover running costs.	Short Term	Horsham District Council	Cost may vary significantly depending on the existing capacity of the network and intended usage.	<p>Developer contributions from S106 / CIL</p> <p>Better Billingshurst Fund</p>
040	Provision of a 16-space car to the rear of the High Street and a new link between Sainsbury's car park and Jengers Mead	TBD	A 16-space car park is expected to cost around £750 per year for repairs, maintenance and utilities.	Short to Medium Term	Horsham District Council	Existing planning permission on the current proposals would need to be renewed.	<p>Developer contributions from S106 / CIL</p> <p>Better Billingshurst Fund</p>
041	Electricity feeder pillar for events at Station Road Community Gardens	£15,000+	The power supply would have minimal revenue implications. A small fee charged to users would be sufficient to cover running costs.	Short Term	Billingshurst Parish Council	Cost may vary significantly depending on the existing capacity of the network and intended usage.	<p>Developer contributions from S106 / CIL</p> <p>Better Billingshurst Fund</p>

* Excluding VAT

Appendix 4: List of Abbreviations and Acronyms

AGP	Artificial Grass Pitch
BSRA	Billingshurst Sports and Recreation Association
CIL	Community Infrastructure Levy
DBS	Disclosure and Barring Service
EA	Environment Agency
EV	Electric Vehicle
FA	Football Association
GPDO	General Permitted Development Order
HDLP	Horsham District Local Plan
HDPF	Horsham District Planning Framework
IDP	Infrastructure Delivery Plan
MoU	Memorandum of Understanding
MUGA	Multi-Use Games Area
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPS	Playing Pitch Strategy
PRoW	Public Right of Way
SEND	Special Educational Needs and Disabilities
SPD	Supplementary Planning Document
Sq M	Square Metres

SSSI	Site of Special Scientific Interest
WSTP	West Sussex Transport Plan
VAT	Value Added Tax

Appendix 5: Glossary

LTN 1/20	Cycle infrastructure design (LTN 1/20) – Guidance for local authorities on designing high-quality, safe cycle infrastructure.
S106	Section 106 Agreement – Legal agreements between developers and local authorities, sometimes referred to as developer contributions.

Appendix 6: Sources of Information

The information set out in this document has been provided to us through collaboration with stakeholders and key partners. This work has also been informed by the latest evidence base documents, either provided to us by our partners or those freely available in the public realm. The publicly available sources are listed below.

Title	Organisation
Application Support Documents	The Football Foundation
Best Practice Guidance – Changing Rooms and Showering Facilities	The Football Association
Better Billingshurst Community Grant	Horsham District Council
Billingshurst Parish Neighbourhood Plan 2019–2031	Billingshurst Parish Council
Billingshurst Neighbourhood Plan Walk Cycle Improvements	Billingshurst Parish Council
Built Sports Facility Strategy 2017-2031	Horsham District Council
Changing Accommodation	The Football Foundation
Changing Rooms and Showering Facilities (2023)	England and Wales Cricket Board
Clubhouse Design Guidance (2016)	Sport England
Community Engagement Toolkit	The Football Foundation
Community Infrastructure Levy Regulations 2010	Gov.uk
Creating Welcoming Environments (2021)	England and Wales Cricket Board
Cycle Infrastructure Design: Local Transport Note 1/20 (2020)	Department for Transport

Title	Organisation
Horsham District Council District Wide Community Facilities Assessment (2021)	Horsham District Council
Electric Vehicle Charge Point Strategy (2020)	Horsham District Council
Environment Agency Approach to groundwater protection (2018)	Environment Agency
FA Guide to 3G Football Turf Pitch Design Principles and Layouts	The Football Association
FA Update on the Future of Youth Football in England (2024)	The Football Association
Facility Cost Guidance Q3 2025	Sport England
Governance Arrangements for the Better Billingshurst Infrastructure Development Fund (2025)	Horsham District Council
Government Response to the Proposed Plan-Making Reforms: Consultation on Implementation (2025)	Ministry of Housing, Communities & Local Government
Horsham District Council Plan 2023–2027	Horsham District Council
Horsham District Planning Framework (2015)	Horsham District Council
Horsham District: Office for National Statistics	Office for National Statistics
Horsham District Council Interim Infrastructure Delivery Plan (March 2025)	Horsham District Council
Law Commission Considers Changes to Update Centuries-Old Burial Laws (2024)	Law Commission
Local Football Facility Plan Horsham (2025)	The Football Foundation
National Allotment Society Policy Document 101 Plot Sizes	The National Allotment Society
National Planning Policy Framework	Ministry of Housing, Communities & Local Government

Title	Organisation
<u>Open Space, Sport, and Recreation Review (2021)</u>	Horsham District Council
<u>Performance Standards for Non-Turf Cricket Pitches Intended for Outdoor Use</u>	England and Wales Cricket Board
<u>Horsham District Council Play Strategy 2017–2027</u>	Horsham District Council
<u>Horsham District Council Playing Pitch Strategy (2019)</u>	Horsham District Council
<u>Position Statement on 3G Pitches (2025)</u>	Sport England
<u>Section 106 Funding</u>	Horsham District Council
<u>Subsidy Control Regime: Statutory Guidance (2025)</u>	Department for Business and Trade
<u>Subsidy Control Rules: Quick Guide to Key Requirements for Public Authorities</u>	Department for Business and Trade
<u>Town and Country Planning (General Permitted Development Order) (England) 2015 (as amended)</u>	GOV.UK

Appendix 7: Former Concept Designs for Six Bells Car Park (2017)

