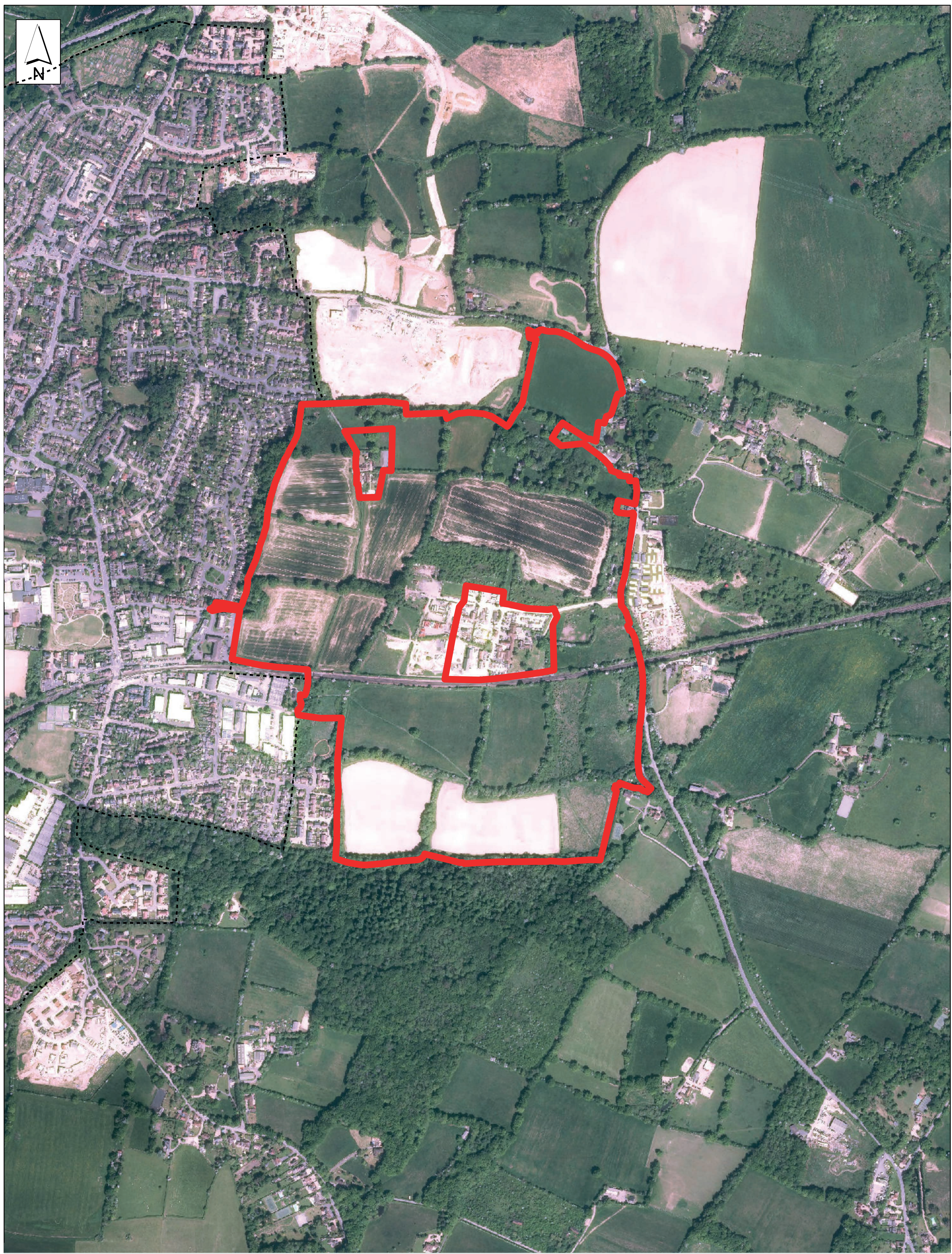
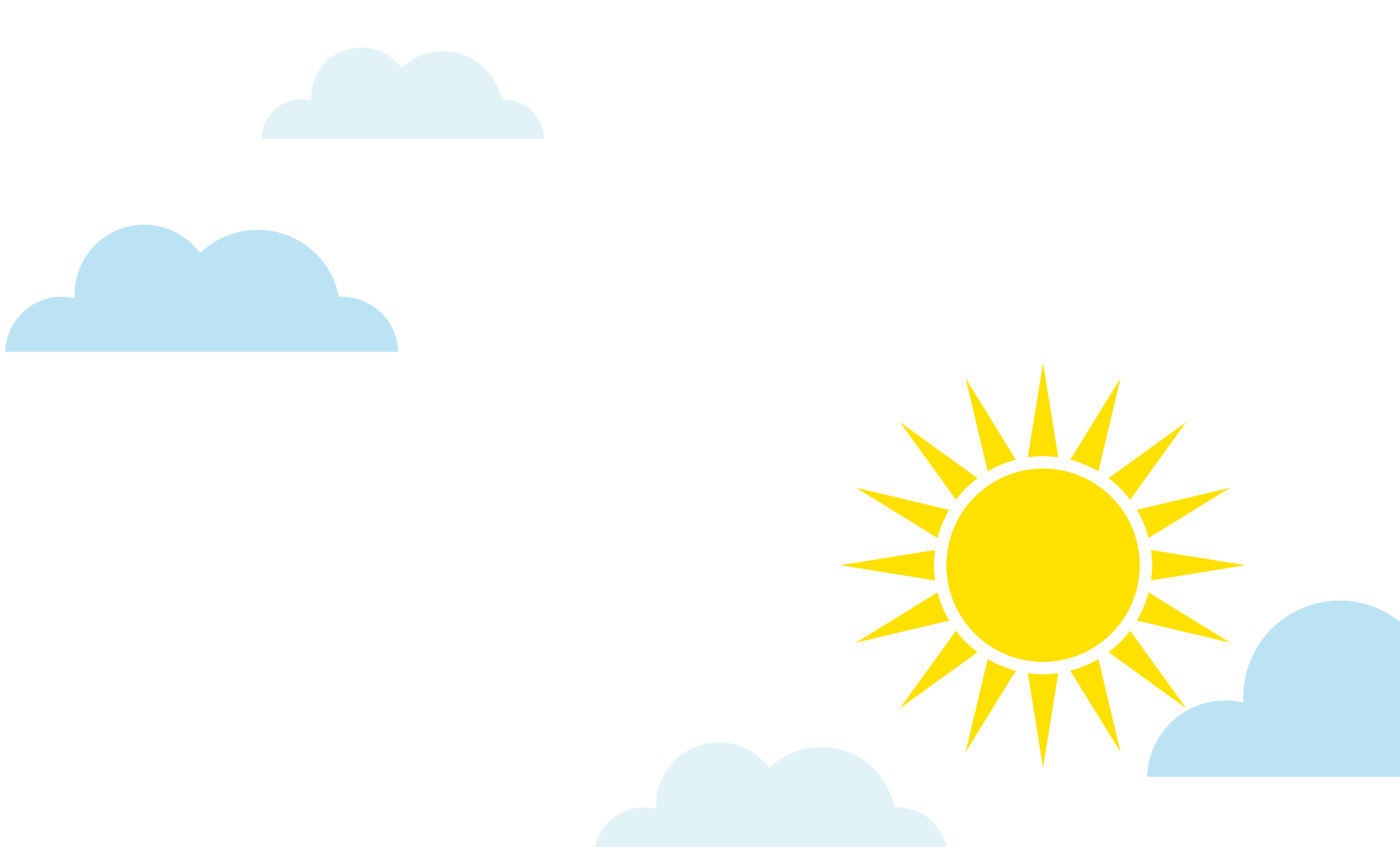
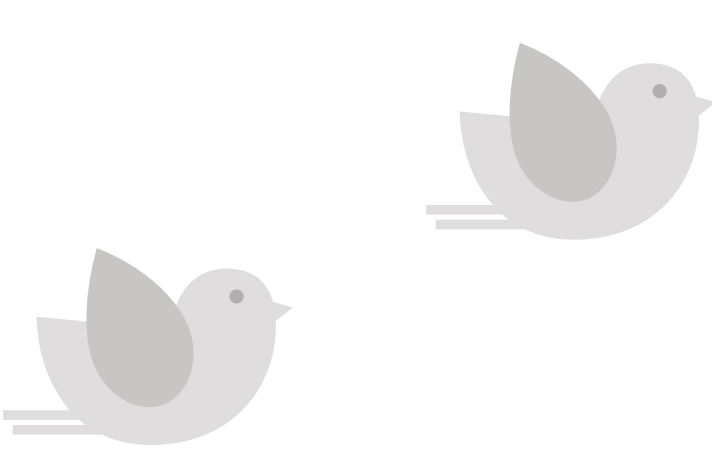


Land East of Billingshurst (Little Daux)



Site area:
Up to
90 hectares

The site is currently greenfield and contains agricultural fields bounded by hedgerows and trees. To the west of the site lies the village of Billingshurst with an area of new development to the north. It also wraps around Rosier Business Park. The railway line crosses the site and the A272 is to the east.



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1PL Barbara Childs - Director of Place <small>Reproduced by permission of Ordnance Survey map on behalf of H&SO. © Crown copyright and database rights (2020). Ordnance Survey Licence 100023865</small>	Local Plan Review 2020 Potential Strategic Allocations over 800 dwellings	
	Reference No : Drawing No :	Date : 27 January 2020 Checked : Scale : 1:5,000 at A2 Revisions :

The site promoter has suggested that this site could bring forward up to 1,200 homes. It is suggested this could be in two stages: A first phase of 800 homes north of the railway line and then 400 south of the railway line. The site promoters state that they have legal agreements in place to allow the scheme to be completed by 2036.

The site promoter has stated that if the site were allocated they would provide:

- 35% of all homes as affordable housing
- They could contribute towards the provision of a primary school
- Land made available for a pub/restaurant and a small amount of additional employment
- Protection to existing ancient woodland and Local Wildlife Site
- Pedestrian and cycle access to the Railway Station.

Pros and Cons

- If allocated the site would help the Council to meet the Government's housing requirements.
- The site is close to the existing services and facilities in Billingshurst, including the railway station.
- There are very few benefits for existing residents in the area. Land for a new primary school has already been made available as part of the new development to the north of this site.
- More work is also needed to understand the impact on protected species, including bats.
- Development in this location will increase traffic and car use in the area. More work is needed to understand the precise impacts.



Find out more and have your say by registering online at:

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