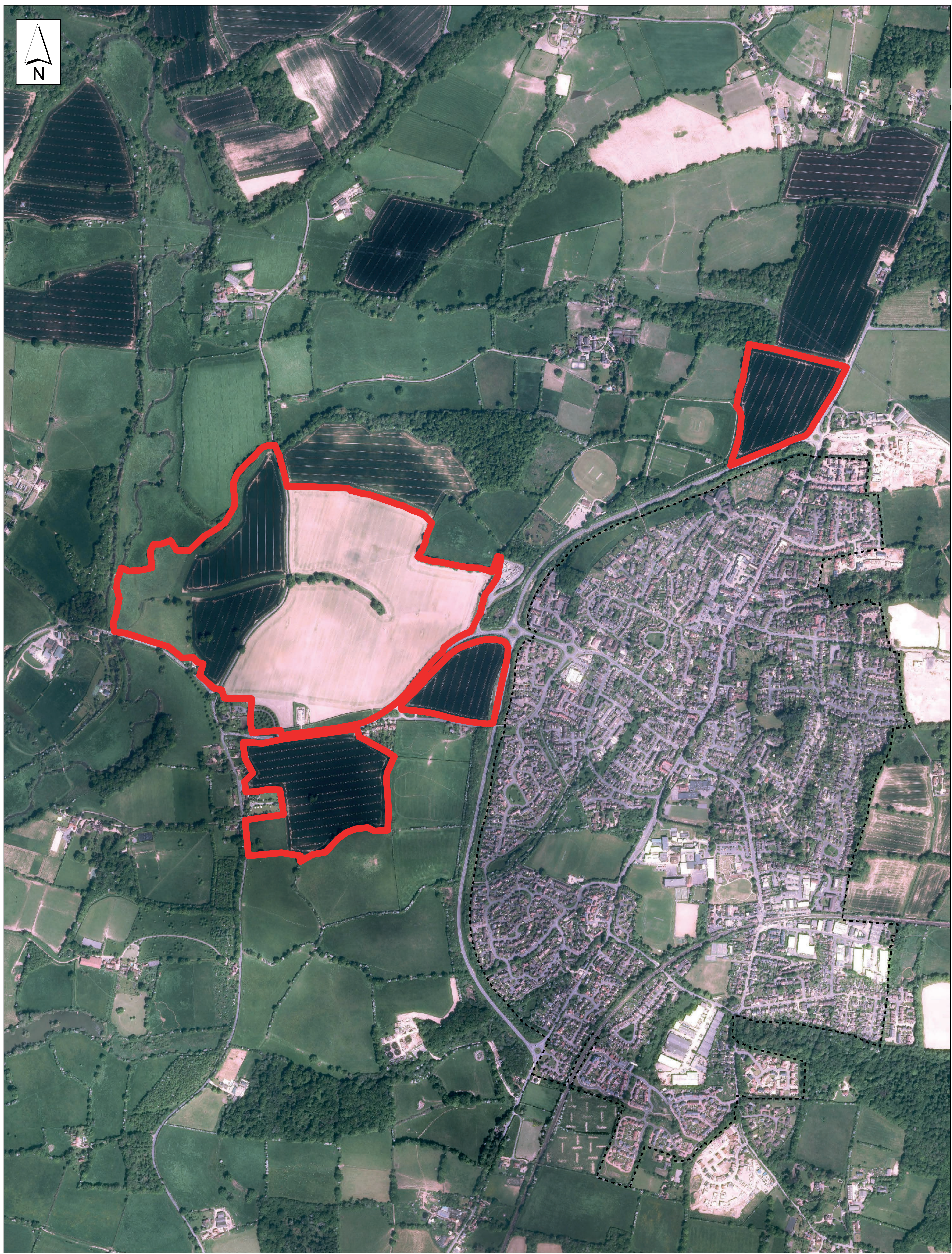


# Land West of Billingshurst (Newbridge Park)



Site area:  
75-100  
hectares

The site is currently greenfield and comprises primarily arable and pasture lands bounded by hedgerows and mature trees. The site is separated from the rest of Billingshurst to the east by the A29, which adjoins the site.

<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 5PL Barbara Childs - Director of Place <small>Reproduced by permission of Ordnance Survey map on behalf of H&amp;SO. © Crown copyright and database rights (2020). Ordnance Survey Licence 100023865</small>	<b>Local Plan Review 2020</b> Potential Strategic Allocations over 800 dwellings			
	Reference No : Drawing No :	Date : 27 January 2020 Drawn : Checked :	Scale : 1:7,000 at A2 Revisions :	

The area has two promoters. To the north, land is promoted for around 850 to 1,000 homes. Land to the south has been identified for around 500-750 homes. The land is being promoted separately rather than a unified scheme.

Both site promoters have stated that if the site were allocated they would provide:

- Land for a new primary school
- Open space and a country park
- Pedestrian and cycle access to existing services and facilities in Billingshurst.

The promoters of the northern portion of the site would provide:

- 35% of all homes as affordable housing, and elderly care provision could be provided
- Biodiversity net gain could be delivered
- Electric vehicle charging points
- A small amount of retail could be provided
- Land for health care could be provided.

## Pros and Cons

- If allocated the site would help the Council to meet the Government's housing requirements and would provide new facilities and services such as shops and schools and leisure facilities.
- There is no unified scheme. This could slow housing delivery and it is not clear what provision for schools or open space is needed.
- Development would be large scale and would lead to a significant change in the settlement pattern and rural environment.
- Impacts on archaeology and nearby listed buildings are not yet known.
- More work is also needed to understand the impact on protected species found in the area.
- 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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