



Examination Statement Prepared on behalf of Bellway Homes Ltd and Crest Nicholson (Representor Number 1194442)

Land East of Billingshurst

Horsham District Council Local Plan
Examination in Public

Matter 9: Site Allocations



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1. Introduction

- 1.1. This Examination Statement has been prepared on behalf of Bellway Homes Ltd and Crest Nicholson (Bellway and Crest). Bellway and Crest are the joint promoters of Land East of Billingshurst (Draft Strategic Policy HA4).
- 1.2. Prior to the submission of the emerging Local Plan by HDC to the Planning Inspectorate for Examination in Public, Savills on behalf of Bellway and Crest have participated in the formal consultations of the Local Plan at Regulation 18 and Regulation 19 stage. In addition, the site has been submitted to HDC through the Call for Sites process and assessed through the Strategic Housing and Economic Land Availability Assessment (SHELAA) and Site Assessment Report (2023). We have also met throughout the process with policy officers from HDC to discuss the strategic opportunity of Land East of Billingshurst.
- 1.3. As evidence within the R19 representation, Bellway and Crest confirmed their support for the emerging Local Plan and therefore this representation should be read alongside this Examination Statement. It is therefore considered that the emerging Plan is broadly supported subject to minor modifications with regards to the wording of draft Strategic Policy HA4 and other policies within the Local Plan. On this basis, the Plan is currently not found sound given its failings in positive preparation, effectiveness and consistency with national policy.
- 1.4. Since the submission of the R19 representation, Bellway and Crest have produced further evidence base documents notably an updated Delivery Statement and Phasing Plan. These documents were not available for submission at the R19 stage and are therefore being submitted as **Appendix B**.
- 1.5. As per the area of the emerging allocation HA4, the location of the site, its surroundings and the vision for the Last East of Billingshurst were set out in detail in the representations made to the R18 and the R19 Plan consultation (Respondent ID: **1194442**). **Appendix C** illustrates an Indicative Masterplan and **Appendix D** shows a Concept Plan. For the avoidance of doubt, this includes the land being promoted by Crest and Bellway and the approved Amblehurst Green development which all sits within the area of the emerging allocation HA4.

2. Response to the Inspector's Questions

Matter 9 – Sites Allocated for Development in the Plan

Issue 1 – Whether the strategic sites allocated in the Plan and associated policies are justified, effective, consistent with national policy and positively prepared?

Q4. Are Figures 7-9 consistent with the submission Policies Map, particularly the site allocation boundaries? What is the purpose of including Figures 7-9 in the Plan, are they effective? Do they reflect the proposed level of development within the Plan period? Should they be referred to as illustrative masterplans unless approved as part of a planning application?

- 2.1. Detailed concept masterplanning will be undertaken by the future planning application(s), as part of design best practice in addition to the requirements under Draft Policy 20. On this basis, as itemised in the R19 representation, Bellway and Crest seek a modification to remove Figures 7-9 from the Draft Local Plan as they are not considered effective to help deliver high quality masterplanning as per the test of soundness set out in the NPPF.
- 2.2. Further to the above, the land currently being represented by Bellway and Crest is not the entire extent of the proposed Allocation. For example, the draft Strategic Policy HA4 boundary currently encompasses the Rosier Business Park Industrial Estate and a parcel of development located to the north known as Land East of Billingshurst at Amblehurst Green (planning permission ref DC/13/0735). The Amblehurst Green land had been proposed for a primary school, it is now promoted for residential by Bellway as part of a different consortium.
- 2.3. The requirements of Policy HA4 can be fully met within the land currently being promoted by Bellway and Crest as illustrated in **Appendix C** and **Appendix D** of this statement. This is sufficient to deliver the required housing, open space and other infrastructure – and would safeguard the Wilden's SINC as this would not form a part of the development area. It is requested that the Council clarify the general approach to determining the Built Up Area Boundary (BUAB) as this may logically sit within Allocation HA4, based on the areas intended for development.

AMENDMENT REQUIRED:

HDC to modify the Draft Local Plan to remove reference to Figures 7-9, in addition to making an alteration to the BUAB noting the intended areas of development within allocation HA4

Q5. Should Policies HA2-HA4 explicitly state whether or not a masterplan will be required as part of any planning application and whether such masterplans should include details of the phasing of development based on the development constraints and infrastructure provision?

- 2.4. Crest and Bellway support the inclusion for a masterplan and details around phasing with the future planning application(s) as it is considered justified and consistent with national planning policy.
- 2.5. As itemised within our Regulation 19 representation, through pre-application discussions with HDC, Bellway and Crest have submitted accompanying technical work and an indicative masterplan that has sought to ensure a landscape-led, high quality sustainable development on the east side of Billingshurst.
- 2.6. In terms of phasing, Bellway and Crest have enclosed with this Statement, an updated Delivery Report (a draft has previously been shared with HDC) (**Appendix B**) providing a broad update to draft development phasing/ intended delivery rates (also indicated by the draft Phasing Plan – **Appendix B of the Delivery Report**). The primary reason for the update, is that it was required owing to plan timeframes. This evidence is considered to be of sufficient detail for the stage of planning, noting for example the progress made with West Sussex CC on negotiations to enable a new primary school.
- 2.7. The element of policy is therefore considered largely effective as it will help to facilitate the appropriate delivery of high quality residential-led mixed-use development.

Q6. Are the employment requirements detailed in Strategic Policies HA2-HA4 consistent with other policies in the Plan? Should the requirements be specified in terms of both employment land and employment floorspace? Are the employment requirements specified within each allocation expected to be delivered within the Plan period?

- 2.8. Bellway and Crest confirm that the employment requirements set out in Policy HA4 will be delivered within the first five years following adoption of the Local Plan.
- 2.9. Bellway and Crest anticipate that this question will be addressed and considered in further detail by the Council.

Q8. Do Strategic Policies HA2-HA4 have sufficient monitoring and review mechanisms?

2.10. Given Bellway and Crest's strong track record for the delivery of homes across the District, Crest and Bellway do not support the need for the monitoring and requirement for review mechanisms with regards to the delivery of Policy HA4.

Q11. Is Strategic Policy HA4: Land East of Billingshurst sound?

a) What is the justification for the proposed number of dwellings and employment in total and over the plan period?

b) Have the transport impacts of the proposed development been adequately assessed and is the mitigation proposed sufficient?

c) Have the air quality impacts been adequately assessed and is the mitigation proposed sufficient?

d) Have water and flooding impacts been adequately assessed and is the mitigation proposed sufficient?

e) Have heritage, biodiversity and landscape impacts been adequately assessed and is the mitigation proposed sufficient?

f) Are the infrastructure requirements identified reflective of the latest evidence, justified and effective?

2.11. Overall, Bellway and Crest support Draft Policy HA4 and consider that the policy is justified.

2.12. On the 23rd August 2024, a letter confirming the Inspector's Preliminary Matters was received by HDC. As part of this, HDC is required to produce a Housing Delivery Trajectory as part of the Housing Supply Topic Paper confirming the 5 year housing land supply.

2.13. The Trajectory (dated January 2024) was published on 16 September 2024 and sets out the timescales for delivery in relation to Draft Policy HA4 (please refer to the Delivery Statement for more information). This shows that the site is within the emerging five year housing land supply (5YHLS) (2024-2029), a position which Bellway and Crest fully support.

- 2.14. In terms of parts b)-f) above, the R19 representation was accompanied by technical documents, which demonstrate that there will be no barrier to constraints as shown in our evidence. The site is entirely suitable and is situated in a sustainable location adjoining Billingshurst, accessible by sustainable modes of transport. Any future planning application would be accompanied by the required evidence.
- 2.15. Further to the above, Bellway and Crest wish to comment on a few selected representations in response to the Allocation. It is important to understand that the Allocation attracts no objection from West Sussex County Council (WSCC), Environment Agency, Historic England or Natural England. Bellway and Crest have therefore provided responses to the relevant stakeholders below who raise concerns with regards to Draft Policy HA4.

Representor	Summary of Comments	Bellway and Crest Response
Billingshurst Parish Council	<p>Policy HA4 not found sound:</p> <p><i>Remove East of Billingshurst Allocation and Replace with West of Billingshurst Allocation based on agreed masterplan and legal agreement with promoter that includes the Parish Council's land.</i></p>	<p>The promotion have immediate walkable access to Billingshurst train station, providing, what is arguably, the most sustainable location and connection to transport options of all the potential Strategic Allocations. In the case of Billingshurst, HDC's Site Assessment Report (H11), set out a series of compelling site-specific reasons as to why Land West of Billingshurst was not recommended for allocation.</p>
Network Rail (NR)	<p><i>Network Rail supports the wording in HA4 and supports the request for a comprehensive masterplan with details concerning phasing to be agreed.</i></p> <p><i>Network Rail have queried the need for a station car park.</i></p> <p><i>NR support paragraph 6 with regards to the level crossing and mitigation but suggest the allocation includes reference to the closure of the level crossing.</i></p>	<p>Bellway and Crest acknowledge NR's views on the station car park and understand that there is no current demand. The station car park had been promoted by Bellway and Crest for a number of years, though is not strictly required to make the promotion acceptable in planning terms. Bellway and Crest therefore question the need for its delivery based on Network Rail's comments.</p> <p>In respect of phasing, Bellway and Crest's position is that some of the development can be phased to come forward in parallel to the provision of any new railway bridge. Bellway and Crest will work in partnership with Network Rail to bring forward the provision of the railway bridge in parallel with the phased development.</p>

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		Bellway and Crest can also ensure through the emerging masterplan that any future railway bridge may be facilitated, though it would be for Network Rail to close the level crossing. There will be continued liaison with Network Rail to agree the specification of any new footbridge.
Southern Water	<p>In order to meet the test of soundness, namely by ensuring consistency with NPPF paragraphs 8(a), 11(a), 166 and 180(e), Southern Water has recommend the following criterion is added to Policy HA4;</p> <p><i>Occupation of development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.</i></p>	<p>Bellway and Crest do not support this wording as there appears to be no evidence to support their assertion that the Allocation cannot be delivered.</p> <p>Identifying whether there is capacity with regards to infrastructure from statutory undertakers is not considered to fall within the responsibility of the developer nor does it form a planning matter – as utility infrastructure providers have duties to meet demand.</p>

3. Conclusion

- 3.1. This Examination Statement has been prepared on behalf of Bellway and Crest with regards to representation 1194442. It provides answers to the questions raised by the Planning Inspector under *Matter 9: Site Allocations* of the MIQ's.
- 3.2. Overall, Bellway and Crest have strong support for Draft Strategic Policy HA4 but there are some concerns regarding the appropriateness of Figures 7 & 9 and also whether a BUAB should be defined within HA4 to represent the intended areas of built development.
- 3.3. In order to deliver a sound and effective plan, some minor amendments to the Local Plan are required in line with the queries raised as part of this Examination Statement and the R19 representation.

Appendix A

Glossary

GLOSSARY

BNG	Biodiversity Net Gain
HRA	Habitat Regulations Assessment
WSCC	West Sussex County Council
LLV	Local Landscape of Value
HDC	Horsham District Council
HDPF	Horsham District Planning Framework
DHDLP	Draft Horsham District Local Plan
NPPF	National Planning Policy Framework
R18	Regulation 18
R19	Regulation 19
RP	Registered Provider
SA	Sustainability Assessment
SHELAA	Strategic Housing and Economic Land Availability Assessment
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems
SNOWS	Sussex North Offsetting Water Scheme
SNWRZ	Sussex North Water Resource Zone
5YHLS	Five-year Housing Land Supply

Appendix B Delivery Plan Statement and Phasing Plan

Delivery Statement – Update 2024

Land East of Billingshurst

Draft Allocation: Strategic Policy HA4



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1. Introduction

- 1.1. This Report has been prepared by Savills on behalf of Bellway Homes ('Bellway') and Crest Nicholson ('Crest'), and was initially prepared in response to a request made by Horsham District Council (HDC) in its letter of 11 August 2021 ('the Letter') regarding the Emerging Local Plan. This version of the report provides an update to the previous iterations of the Delivery Statement (shared in August 2020 and in 2021) and has been amended to reflect the current position at the Site, and in respect of the Emerging Local Plan (2023-2040) which has now been submitted for examination.
- 1.2. This report relates to the majority of land included within the proposed site allocation at Land East of Billingshurst under strategic policy HA4 in the Emerging Local Plan (formally known as "Little Daux"). It relates specifically to the land that has been promoted to HDC through the Local Plan process only. For the avoidance of doubt, this report does not relate to land to the north which currently lies within Amblehurst Green.
- 1.3. The basis for the Letter was for HDC to understand how the requirements of revised National Planning Policy Framework (NPPF) at the time, as updated in July 2021 affected, if at all, the Site which is proposed as a draft allocation in the Emerging Local Plan 2023-2040. The NPPF has since been updated on numerous occasions and is also currently subject to a further consultation (completing in September 2024) owing to the recent change of Government and new agenda for planning and development. The Emerging Local Plan is proceeding to Examination under the NPPF (December 2023).
- 1.4. There is no requirement to provide detailed assessments or viability appraisals, however HDC will need to be confident that the sites which are allocated for development are deliverable over the plan period, and to make realistic assumptions.
- 1.5. Both Bellway and Crest are top ten national housebuilders, with an extensive track record of delivery, including in Horsham District. Savills on behalf of Bellway and Crest provided information on viability in April and June 2021 and more recently in October 2023 to respond to specific questions from HDC's consultants. HDC's Local Plan Viability Study (November 2023) has assessed the Site and proposed allocation confirming. The details of this report are noted, and subject to requirements in respect of the Sussex North Offsetting Water Scheme (SNOWS), final agreed housing mix, final cost of the school including any additional contribution required by West Sussex County Council (WSSCC), the applicability of CIL or (as preferred) S106, and commercial considerations associated with the delivery of the railway footbridge, there is no reason to disagree with the conclusions reached within that report.
- 1.6. To address the Letter, this Report outlines the following:
 - An update on the anticipated planning application timescales;
 - An update on the anticipated delivery rate; and
 - An infrastructure delivery plan.



2. Emerging Local Plan

Timetable

2.1. The current published timetable for the Emerging Local Plan 2023-2040 indicates the following:

Stage	Dates
Examination (Hearings in October 2024)	July to October 2024
Main Modifications Consultation	November to December 2024
Inspector's Report received	March 2025
Adoption	May 2025

2.2. The progression of the Emerging Local Plan 2023-2040 has been delayed due to outstanding examination documents that were not submitted to the appointed Local Plan Inspector until September and October 2024. The provisional Hearing Programme for the Examination was released on 14 October 2024. This confirms that hearing sessions will take place over the course of December 2024 and January 2025. This has had a knock on effect to the published dates set out above, with the Main Modifications Consultation now not taking place until 2025. Adoption is therefore now likely to be later in 2025.

Current Position

2.3. On 23 August 2024 a letter confirming the Inspector's Preliminary Matters was received by HDC. As part of this, HDC is required to produce a Housing Delivery Trajectory as part of the Housing Supply Topic Paper confirming the 5 year housing land supply.

2.4. The Trajectory (dated January 2024) was published on 16 September 2024¹ and sets out the following for this Site as Draft Strategic Allocation "East of Billingshurst" under Strategic Policy HA4. This shows that the Site is within the emerging five year housing land supply (5YHLS) (2024-2029), a position which Bellway and Crest support:

Year	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
Quantum	50	100	100	100	100	100	100	650

2.5. The information contained in this report will assist HDC in understanding the anticipated delivery at the Site, and where required, to enable further updates to the Trajectory as part of the Housing Topic Paper should this be required as part of the Local Plan Examination.

¹ Available at: https://www.horsham.gov.uk/data/assets/pdf_file/0018/132606/Appendix-1_-_Draft-Local-Plan-Trajectory_16-Jan-2024.pdf published by HDC on 16 September 2024 (accessed on same date).



3. Intended Planning Application Programme

Progressing a Planning Application

- 3.1. There are options for the delivery of new housing through the preparation of a planning application, all of which shall involve ongoing dialogue and liaison, to ensure the best possible overall development. The final Masterplan will be presented as part of the phased delivery of the Site, to ensure good planning and a coordinated approach to infrastructure delivery. This could form a Development Framework Plan, incorporated in the Design & Access Statement.
- 3.2. During the preparation of a planning application, it is intended to commence negotiations for appropriate planning obligations. These obligations would relate to the provision and timing of appropriate transport, utilities, primary school, wider community infrastructure, affordable housing, employment, and potential management and maintenance. This is in addition to discussions regarding proportionate and necessary obligation to mitigate the impacts of development during the course of the delivery programme. Infrastructure delivery will be a key aspect particularly for the early stages of development delivery.
- 3.3. The Site is not yet subject to a live planning application or planning permission. Bellway and Crest have entered into a Planning Performance Agreement (PPA) with HDC, with the intention to submit an application (as a 'Hybrid') once there is certainty over the Local Plan. The current anticipated planning programme is provided in Table 3.1, and is intended to align with the relevant stages of the Emerging Local Plan (as detailed further below).
- 3.4. Bellway and Crest are already building in the District and are two national housebuilders with excellent reputations in this area and across the wider South / South East.

Table 3.1 – Intended Planning Application Programme

Event	Date
PPA Process/ Pre Application commenced	August 2021
Submission of 'Hybrid' application	June 2025
Determination Process / Resolution to Grant	December 2025
Pre-Commencement conditions discharged	March 2026
Start on site	End 2026

- 3.5. The timings set out in Table 3.1 will facilitate the determination of the application in tandem with the final stages of the Local Plan preparation. This will allow HDC to demonstrate the early delivery of the Site through the Examination Process.



- 3.6. The Site is on Greenfield land (not Green Belt) and Bellway and Crest are of the opinion that HDC will benefit from the early delivery on the basis of the five year housing land supply, and need for the early release of key strategic sites. This will be particularly important if the Revised NPPF (draft published for consultation in 2024) comes into play, as HDC may well need to review the Local Plan soon after adoption to ensure housing needs are being sufficiently met.

Working in Collaboration with the LPAs, Parish & Local Community Stakeholders

- 3.7. In the event that the Site is allocated, Bellway and Crest commit to working with HDC and the partnership of organisations in Billingshurst including the Parish Council, Community Partnership and Chamber of Commerce. Whilst the Masterplan for this Site has already been informed by local aspirations, opportunities for collaboration with local groups can further enhance the proposals.
- 3.8. Onward engagement with these organisations, the local community and other stakeholders is essential to ensure that the Site is capable of delivering appropriate benefits to Billingshurst whilst meeting wider objectives of housing supply and choice. Participation will refine the masterplan and influence the drawing up of detailed guidelines and proposals.



4. Intended Delivery Rates

4.1. Bellway and Crest intend to ensure that the strategic development of the Site is comprehensively designed and approved quickly, enabling it to come forward early in the Local Plan period. Its construction will be effectively coordinated to enable the full delivery of homes and planned infrastructure well timed to meet the needs of the growing community.

4.2. There are no land assembly issues that would influence the commencement of timely development.

Timing of Delivery

4.3. The Site could deliver homes as soon as 2027, on the basis of a planning application worked up in tandem with the progression of the emerging Local Plan and in consultation with the local community as set out above. Bellway and Crest are ideally placed to achieve this, as housebuilders, and noting the present delivery of new homes immediately to the north of Little Daux, and elsewhere in the District.

4.4. Savills provided a response to consultants IcenI acting for HDC in January 2020 with respect of the likely delivery rates for the Site. A further update was also provided to IcenI in September 2023. Prior to this, details of delivery were first provided to HDC in a Delivery Statement in July 2020, following a request for information and were updated in the response on viability in April/ July 2021. Delivery rates for the Site are now set out below (Table 4.1) and have been updated further to align with the position of the Emerging Local Plan and anticipated adoption timetable.

4.5. Note that Delivery Rates were initially based on a site capacity of circa 700 dwellings, but were updated in March 2020 to show circa 650 dwellings. As per the draft allocation, the likely delivery rates below are also based on a quantum of 650 dwellings. This is on the basis of a Hybrid application, as set out above in this report, with Bellway progressing a detailed application and Crest progressing an outline application. As a result, a further 12 months is allowed for the progression and Reserved Matters for Crest.

Table 4.1 – Likely Delivery Rates for approximately 650 homes

Year	Crest Land Delivery	Bellway Land Delivery	Total
2027/28		25	25
2028/29	75	75	150
2029/30	75	75	150
2030/31	100	75	175
2031/32	75	75	150
			650

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Land East of Billingshurst Promotion



- 4.6. As can be seen, the anticipated delivery from the Site slightly differs to that expected by HDC and as set out in the Trajectory published on 16 September 2024. However, it is considered that overall the intention is to deliver the homes as soon as possible and early in the plan period. The above assumptions are on the basis of a significant delivery track record for both Bellway and Crest hence they are wholly expected to be achieved and completed on site, prior to the year 2033/34 as HDC has currently assumed.
- 4.7. Furthermore, affordable housing will be delivered on site by a Registered Provider simultaneously. Subject to funding being obtained, this could also come forward quickly, potentially increasing early delivery of a greater number of homes earlier in this trajectory.

5. Infrastructure Delivery Plan

Key Components

- 5.1. The March 2020 Regulation 18 Representations provided a Masterplan which outlined significant on-site infrastructure provision. The Regulation 19 representations submitted in March 2024 provided an updated Masterplan along with a vision document, concept plan and technical reports relevant to the Site. The core components of the infrastructure to be delivered as shown in the Regulation 19 submission documents remain as follows:
- Some accessible natural green space (to meet the required standards)
 - Amenity green space (to meet the required standards)
 - Playing fields (associated with the primary school)
 - Equipped Areas of Play (LEAP / NEAP etc.)
 - Community Hub (small scale retail, potential flexi space, potential café)
 - Infrastructure associated with the primary school
 - Infrastructure associated with the residential development
- 5.2. A good proportion of the Site would be green infrastructure, and regard will be had to achieve the requirements for Biodiversity Net Gain as set out in the NPPF. The approach to achieving BNG will be reviewed as part of the pre-application / PPA process and in the lead up to a planning application.
- 5.3. In addition to the various areas of open space, amenity space and play areas, it is also intended to include allotments in the Site for the benefit of the local community.
- 5.4. Settling the broad infrastructure phasing is still underway, and is typically a process which informs the preparation of the 'hybrid' planning application. A possible phasing and timing for on-site infrastructure provision has been considered and will inform onward discussions. This seeks to phase the development in a coordinated, and logical manner, with a priority on realising the proposed primary school to reflect likely viability and planning need. The anticipated initial phase of infrastructure has been shown on the Illustrative Phasing Plan in **Appendix A** and as discussed below.

Phasing Plan

- 5.5. An initial Illustrative Phasing Plan has been prepared for the Site and is enclosed at **Appendix A**. This shows the two parcels for the first phase of development which are intended to come forward alongside, if not immediately after the initial infrastructure requirements, primarily comprising the roads and footways and drainage / attenuation basins as shown on the Illustrative Phasing Plan (illustrative presently until final details are completed).

- 5.6. The two phase 1 residential parcels would deliver approximately 95 dwellings (Bellway) during the period 2027/2028 to 2028/2029 (as per table 4.1 above) and 89 dwellings (Crest) during the period 2028/2029 to 2029/2030 (as per table 4.1). Whilst other areas of the wider site allocation and promotion site are included on the initial phasing plan, the intention is only to show the location and anticipated quantum of the two first phase parcels. The details are not yet fixed, nor are any details elsewhere on the plan until the planning applications for the Site are progressed.

School Site

- 5.7. With regards to delivery of the primary school, it remains the case that WSCC has not drawn down the land at Amblehurst Green to deliver the consented primary school, despite this being an option. This land formed part of the planning permission for Amblehurst Green (reference number DC/13/0735) and lies immediately adjacent to the promotion site.
- 5.8. It also remains that no detailed plans have been provided or consented for the school site.
- 5.9. Furthermore, it is understood that some (but not all) funding has been obtained by WSCC to deliver the school on this land, but that there are no immediate plans to do so.
- 5.10. Thus, the proposals for the Site, and the proposed draft allocation includes land to deliver a 2FE primary school, which offers a significant improvement in terms of suitability and funding. As per the draft allocation, the school land on Amblehurst Green, lying to the immediate north of the promotion land discussed in this report, can then revert to another use, which as the masterplan shows, would be to deliver additional housing as part of the draft allocation under policy HA4 East of Billingshurst.

Utilities

- 5.11. In relation to water and foul water disposal, it is noted that various assessments were provided to HDC in relation to the earlier promotion of the Site to the HDPF and have been provided as appendices to earlier iterations of the Delivery Statement (including a utilities assessment and Flooding Risk assessment). Such documents will be updated to correspond with the final Site Masterplan and form part of a planning application package. Equally, the earlier Delivery Statements were completed prior to Natural England's position in respect of Water Neutrality. As such, any implications in relation to SNOWS will also be considered at the application stage and when the position with this is clearer as a result of the Local Plan examination process and future adoption.

Off-site Infrastructure

- 5.12. The relevant off-site infrastructure is likely to comprise either direct infrastructure contributions or construction, to be agreed with HDC and WSCC. This may include:
- Selected public realm improvements to Billingshurst Village Centre (as guided by the emerging Neighbourhood Plan and in consultation with the Parish Council).
 - Off-site education contributions toward secondary education provision at the Weald School.
 - Public Transport contributions / bus stops.

- Any selected or required interventions on the basis of a future Transport Assessment to the County Road Network (potentially on the A272 or A29 corridors).
- Contribution and land, and/or direct provision of a footbridge across the Arun Valley Railway Line (in liaison with WSCC and Network Rail).
- Travel Plan measures (any applicable off-site).

Engagement

- 5.13. The delivery of the on-site infrastructure will require ongoing liaison and input of key stakeholders, notably:
- HDC regarding dwellings and any matter that requires planning approval or the discharge of planning conditions;
 - West Sussex County Council (WSCC) with respect of the Primary School and on-site roads/ accesses;
 - Network Rail with respect to measures to safeguard the footpath links within the vicinity of the Site and of the railway crossing, in addition possibly with respect of the potential Station Car Park area;
 - Parish Council with respect of any assets that might be transferred for their management and also the potential Station Car Park area.

Mechanisms

- 5.14. These infrastructure measures would be secured either/ or via planning condition or Section 106 obligation or if applicable the Community Infrastructure Levy (CIL) payments. Noting, that Bellway and Crest prefer a S106-led approach, see below.
- 5.15. In this regard, the CIL rate for this scheme should be £0 rated as part of a Local Plan allocation. However, should an accelerated delivery programme be followed, then infrastructure should be secured predominantly via the existing CIL regime.

6. Conclusions

- 6.1. This Report has been prepared on behalf of Bellway Homes (“Bellway”) and Crest Nicholson (“Crest”).
- 6.2. It provides an updated Deliverability Statement for the Site which was initially submitted in response to a request made by Horsham District Council (HDC) in 2021, as part of the earlier stages of the Emerging Local Plan. Various iterations of this report have been submitted since that date. This version responds to the present position with the Emerging Local Plan, and the updated timetable for examination and adoption in 2024 and 2025.
- 6.3. This report has provided an update on the anticipated delivery timescales for the development at the Site which is subject to a draft allocation in the submitted Local Plan 2023-2040 under Strategic Policy HA4 “Land east of Billingshurst”. It is intended to show HDC the anticipated delivery timescales of homes and other development and infrastructure which forms part of the wider scheme.
- 6.4. Whilst the anticipated timeframes for delivery differ slightly from those published by HDC in September 2024, it is clear that the housing at the Site will come forward in the early stages of the Local Plan period, and this is important to support the maintenance of a 5 year housing land supply in the district.
- 6.5. Should any further details be required these can be provided upon request from HDC. Discussions will however remain ongoing as part of the PPA and leading up to submission of a planning application which is intended to align with the adoption of the Emerging Local Plan, and to ensure early housing delivery over the new plan period.

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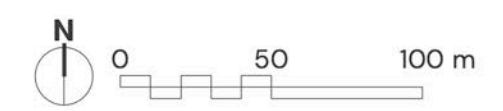
Land East of Billingshurst Promotion





- KEY:**
- SITE ALLOCATION BOUNDARY
- PHASE 1 ELEMENTS:**
- PUBLIC OPEN SPACE
 - * NEAP
 - * LAP
 - ATTENUATION BASINS (LOCATIONS TO BE CONFIRMED)
 - PRINCIPLE SPINE ROAD
 - TRAFFIC FREE SHARED FOOTWAY/CYCLEWAY
 - ROSIER BUSINESS PARK ACCESS ROAD
 - CREST PHASE 1 - 89 UNITS
 - BELLWAY PHASE 1 - 95 UNITS
 - SERVICED LAND ALLOCATED FOR PRIMARY SCHOOL

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LAND AT LITTLE DAUX, BILLINGSHURST - INDICATIVE PHASING PLAN

DRAFT



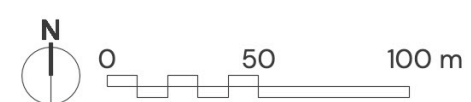
Appendix C

Indicative Masterplan



- KEY:**
- PROPOSED SITE ALLOCATION BOUNDARY
 - INDICATIVE BUILT FORM
 - PRIMARY SCHOOL LAND
 - PROPOSED COMMUNITY HUB
 - COMMERCIAL LAND
 - TRAVELLER'S PITCHES
 - PROPOSED MIXED USE AREA
 - EXISTING VEGETATION
 - PUBLIC OPEN SPACE - (INCLUDING: ATTENUATION PONDS, ALLOTMENTS, PLAY SPACE, LOCAL AREAS OF PLAY, PROPOSED NEW FOOT & CYCLE LINKS, ROSIER BUSINESS PARK BUFFERS)
 - INDICATIVE PUMPING STATION LOCATION
 - WATERCOURSE EASEMENT - (5M EITHER SIDE FROM TOP OF BANK)
 - EXISTING & PROPOSED FOOTWAY AND/OR CYCLEWAYS
 - EXISTING LEVEL CROSSING - (SUBJECT TO ONGOING DISCUSSION)
 - ROSIER BUSSINESS PARK & ROSIER HOUSE ACCESS ROAD
 - INDICATIVE BUS STOP LOCATION
 - VEGETATION FOR REMOVAL (INDICATIVE)
 - INDICATIVE TREE PLANTING

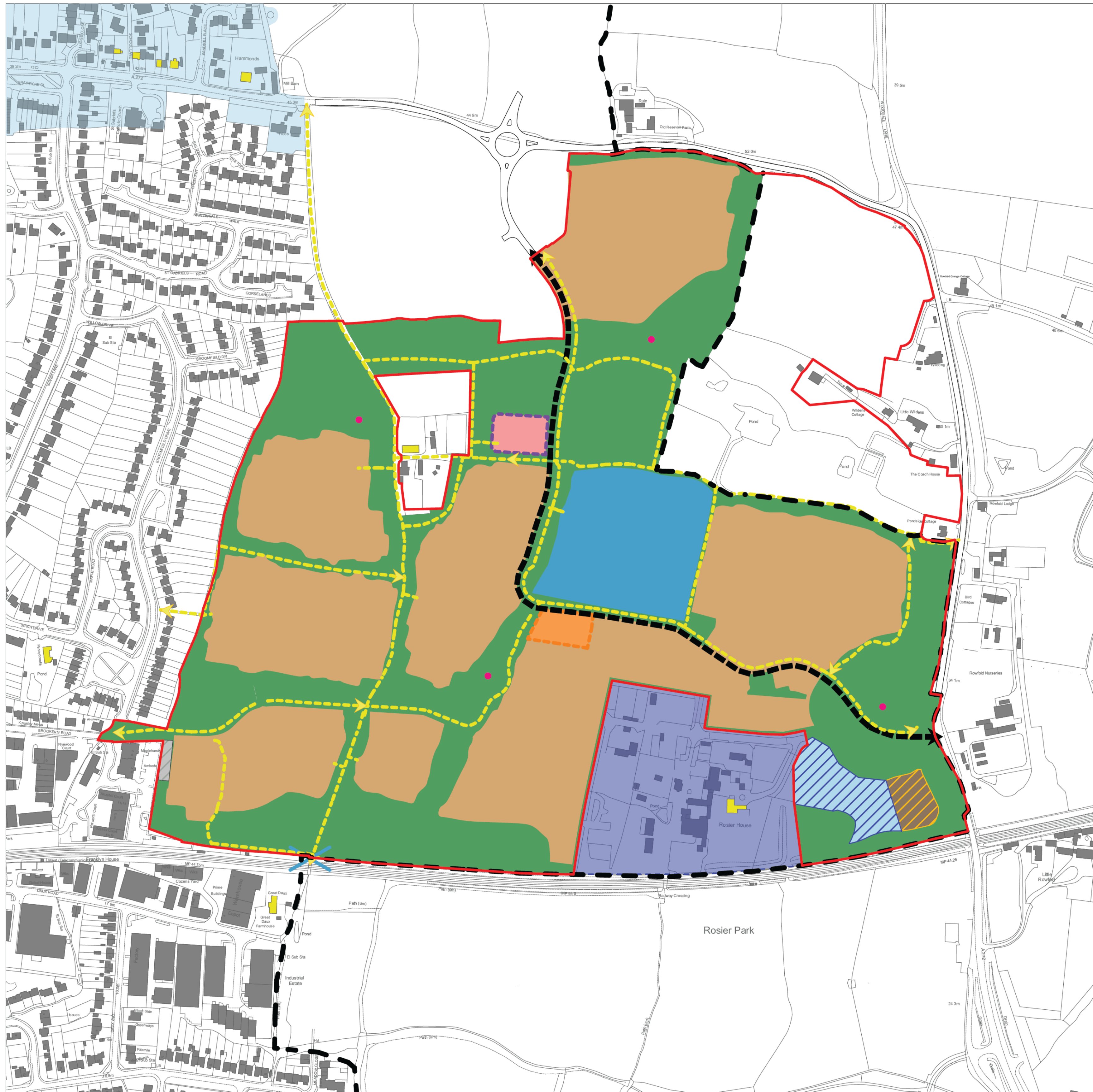
NOTE:
 - BELLWAY LAYOUTS DESIGNED BY DHA ARCHITECTURE LTD



LAND AT LITTLE DAUX, BILLINGSBURST - INDICATIVE MASTERPLAN



Appendix D Concept Plan



- KEY:**
- PROPOSED SITE ALLOCATION BOUNDARY
 - PROPOSED BUILT UP AREA BOUNDARY (BUAB)
 - INDICATIVE PUBLIC OPEN SPACE (INCLUDING; ATTENUATION PONDS, ALLOTMENTS, EXISTING & PROPOSED VEGETATION, LOCAL AREAS OF PLAY, PROPOSED NEW FOOT/CYCLE LINKS, ROSIER BUSINESS PARK BUFFERS)
 - INDICATIVE COMMUNITY HUB
 - INDICATIVE MIXED-USE AREA
 - INDICATIVE STATION CAR PARK
 - INDICATIVE RESIDENTIAL DEVELOPMENT
 - INDICATIVE GYPSY & TRAVELLER SITES
 - INDICATIVE EMPLOYMENT LAND
 - EXISTING ROSIER BUSINESS PARK LAND
 - PROPOSED PRIMARY SCHOOL LAND
 - CONSERVATION AREA
 - VETERAN TREE LOCATION
 - + LISTED BUILDING LOCATION
 - PRIMARY STREET (BUS ROUTE)
 - PROPOSED & EXISTING FOOTWAY &/OR CYCLEWAY
 - X EXISTING LEVEL CROSSING (SUBJECT TO ONGOING DISCUSSION)

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LAND AT LITTLE DAUX, B LLINGSHURST - CONCEPT PLAN



