

# View Comment

**Document Section** [▶ Draft Horsham District Local Plan 2019-...](#)  
[▶ Housing \(Key Questions\)](#) [▶ Potential Housing Allocations](#)  
[▶ Land East of Billingshurst \(Little Daux\)](#)  
[▶ Land East of Billingshurst](#)

**Comment ID** /4329

**Respondent** [Campaign to Protect Rural Engl...](#)

**Response Date** 30 Mar 2020

**Current Status** Awaiting Processing

**Response Type** OBJECT

**What is the nature of this comment?**

Object

**Summary** Billingshurst has and is experiencing a substantial increase in its built area and population. The recently permitted housing needs some time to be assimilated into the physical and social fabric of the village. Further allocation of new sites for development should therefore be suspended to enable the community to assimilate

**Comment** CPRE Sussex object to the proposed scheme for the reasons explained below.

1. Billingshurst has and is experiencing a substantial increase in its built area and population. The recently permitted housing needs some time to be assimilated into the physical and social fabric of the village.

1.1 Further allocation of new sites for development should therefore be suspended to enable the community to assimilate.

2, "The site promoter has not committed to providing biodiversity net gain" (Site appraisal, page 65).

2.1 Providing biodiversity net gain for development is neither optional nor at the discretion of developers.

3. "The site promoter has not specifically focused on measures to minimise impact on climate heating beyond existing technologies and

keeping pace with changes to building control” (Site appraisal, page 65).

3.1 This is inconsistent with the Government’s legally binding commitment to achieving net zero carbon by 2050.

4, “Development in this location has the potential to increase demand for retail in Billingshurst but this is balanced against the lack of any proposals by the site promoter to bring forward any benefits or upgrades that would also benefit the existing community” (Site appraisal, page 66).

5. The site would “generate traffic impacts, particularly on the A272 and the proximity to the railway bridge and issues of road safety have been identified as concerns. The portion of the site south of the railway line is somewhat isolated from the land to the north and from the existing settlement: this may limit community cohesion in this section of the development” (Site appraisal, page 66).

**Proposed Change**    The scheme should be refused.

**Attachments**